



## Felling Bingo

Victoria Square, Felling, Gateshead, Tyne & Wear NE10 9LX

- Stunning Two Storey Bingo Hall
- Retains many Original Features
- Grade II Listed Building, Built 1927
- Sold with Vacant Possession
- Ample Free Parking Opposite
- Floor Area 13,851 sq. ft. (1,286.5 sq. m.)
- Suitable for a Variety of Uses
- Town Centre Location
- Opposite Asda, Greggs, Boots, Sub Way
- Development / Investment Opportunity

**Offers Over: £350,000 Freehold(+vat)**

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## Location

The property is located in Victoria Square facing the entrance of the recently established Felling Shopping Centre, which incorporates a large Asda and 6 additional retail units tenanted by Subway, Dean Taxis, Boots, Greggs, Card Factory and Barnardo's.

The location is within easy reach of local amenities, transport links and schools. The subject property is located approximately 1.5 miles from Gateshead town centre and approximately 3.0 miles from Newcastle city centre.

## Description

We are delighted to bring to the market this substantial two storey grade II listed property currently comprising a trading Bingo Hall but is being offered with vacant possession.

The property which was built in 1927 as a dance hall is in a good state of repair and still retains many original features and has just had 9 new double glazed windows installed on the front of the property.

The lay out consists ground floor reception and slot machine area leading into a large open plan bingo hall with bar/kitchen area. There are various stair wells leading to two mezzanine seating areas and a large open plan bar area.

The property also benefits from a outside smoking area and large yard to the rear.

The property would suit a variety of uses subject to the correct use class being in place.

Floor Area	Sq. ft.	Sq. m.
Ground Floor	9,245.2	858.90
First Floor	4,606.4	427.95
<b>Total</b>	<b>13,851.6</b>	<b>1,286.85</b>

## Listed Building

Grade II listed: Entry number: 1185123

## Council Tax

The 2023 Rating List entry is Rateable Value £17,200

## Tenure

Freehold

## Price

Offers Over £350,000(+vat)

## Viewing

Strictly by appointment through this office.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H895 (Version 1)**

**Updated February 2024**

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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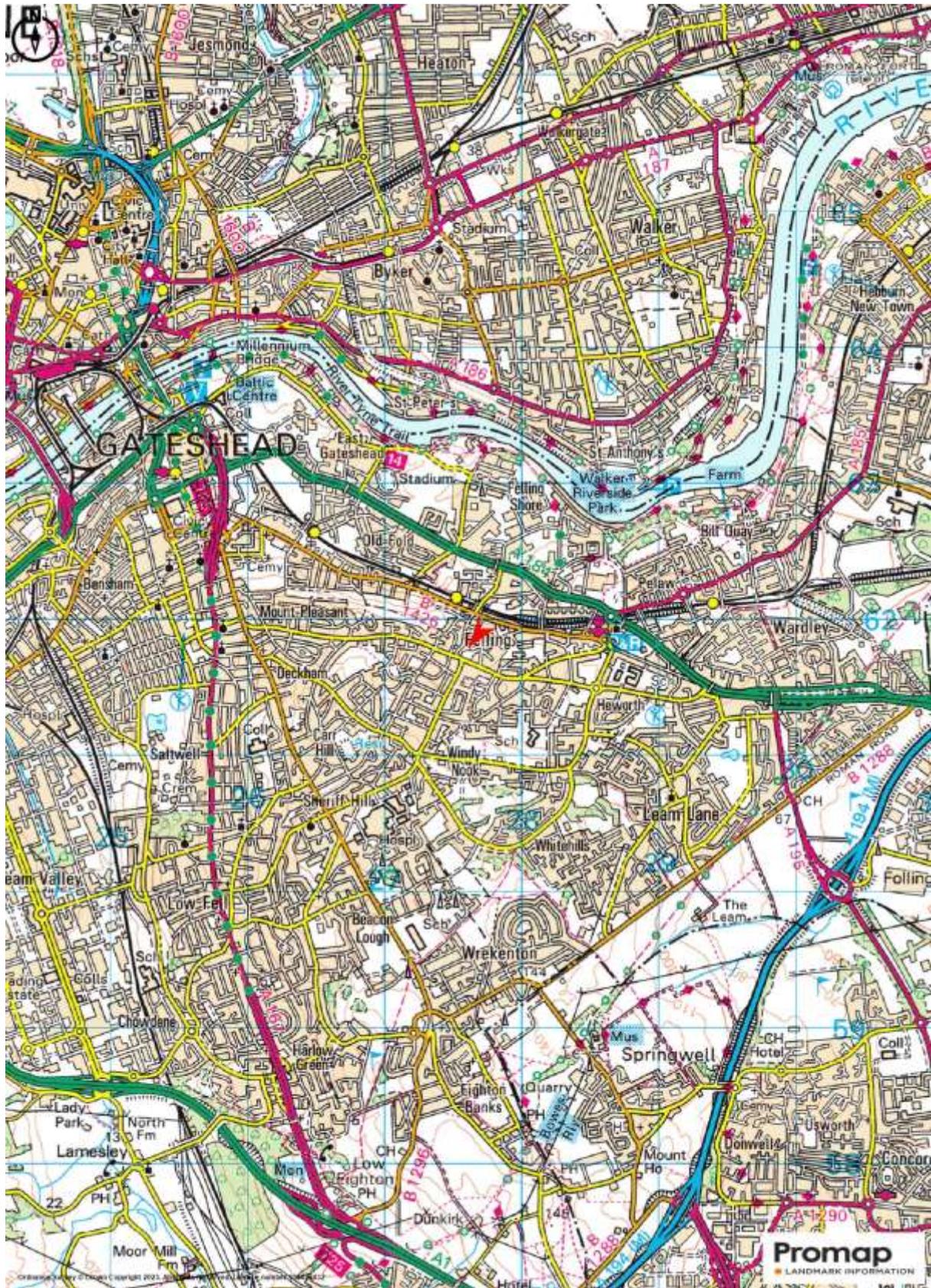
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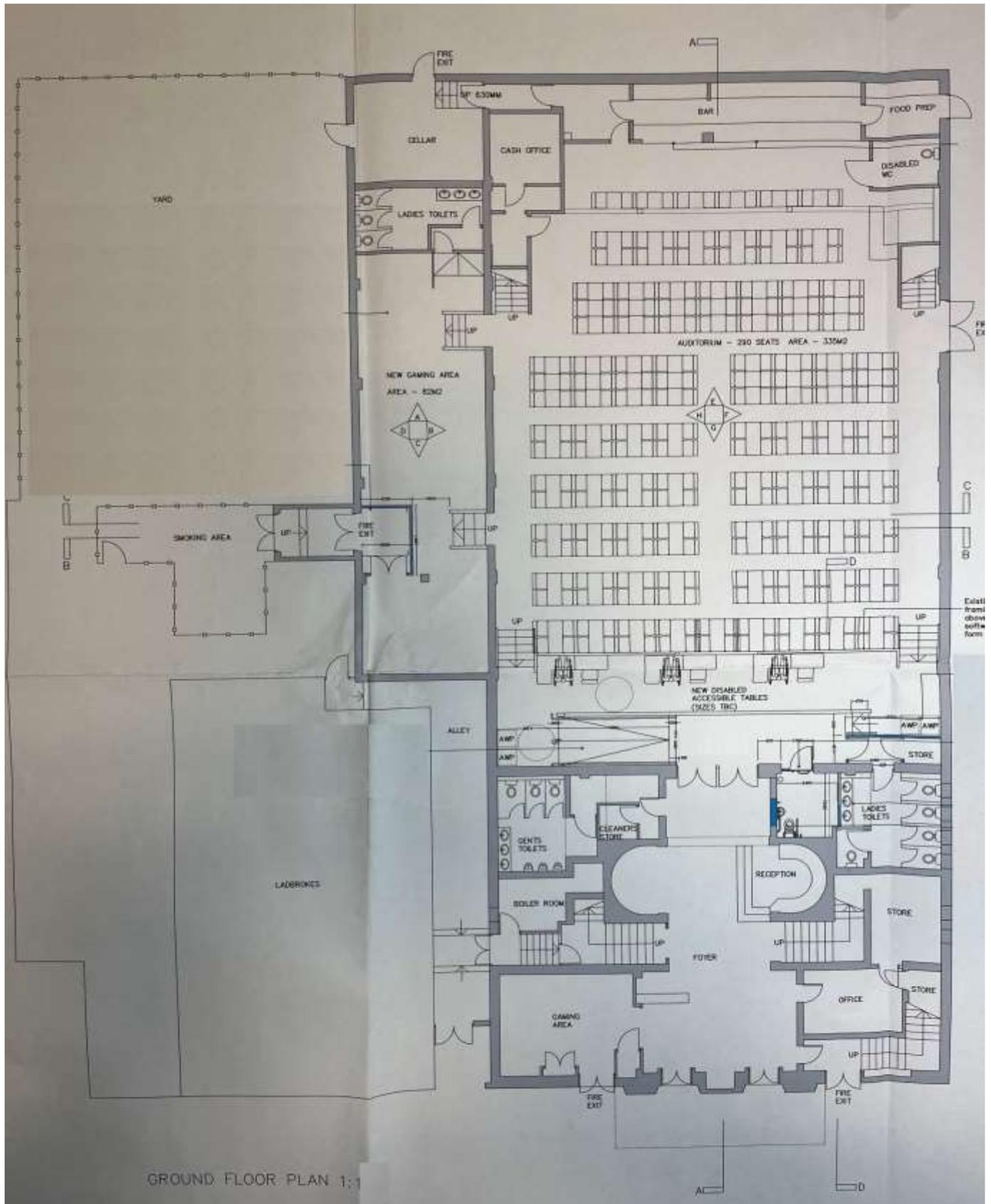
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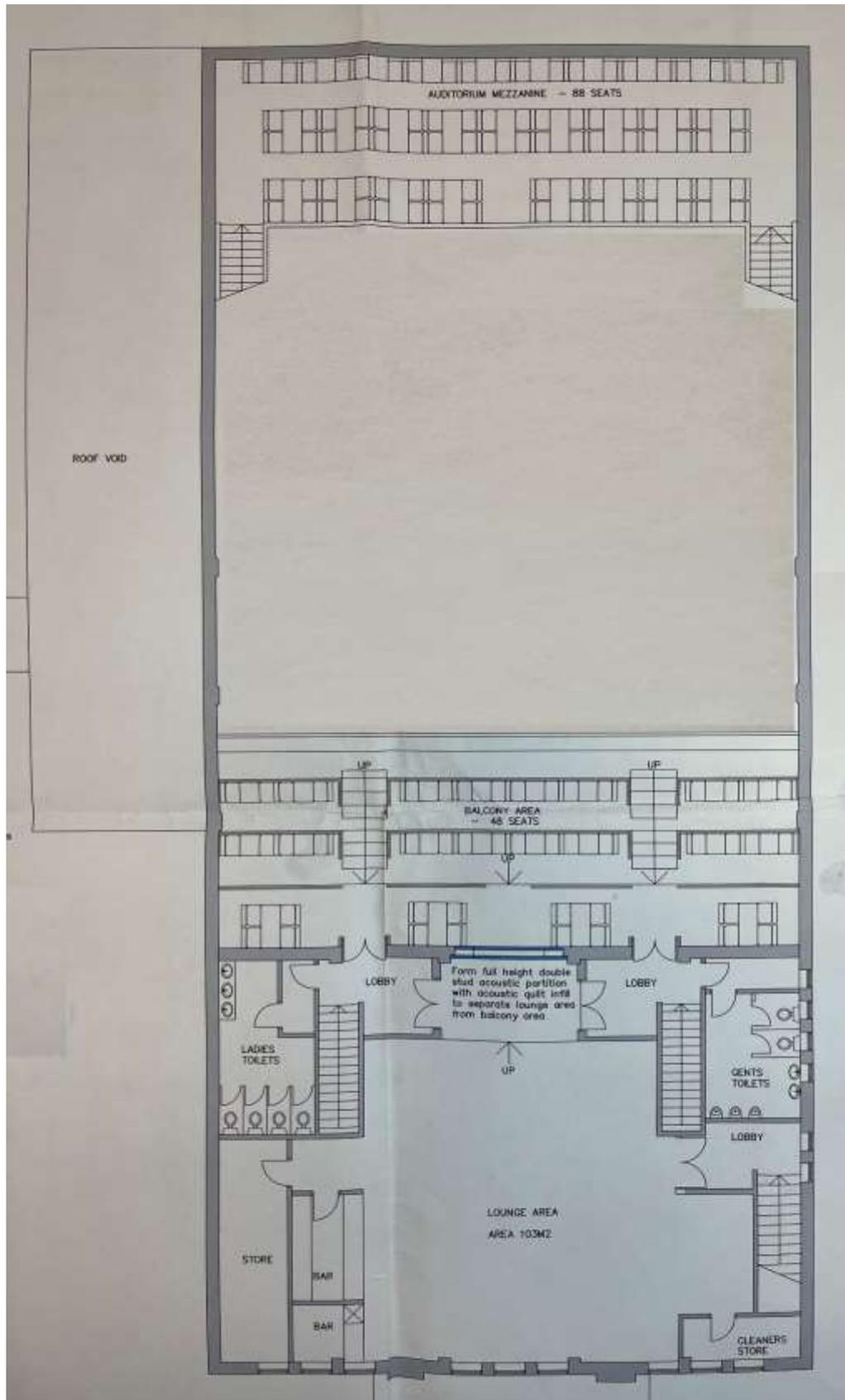
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