



## Sparatez Alnwick Castle

26-30 Saville Street, North Shields NE29 6QW

- Detached Two Storey Property
- Former Public House/Café/Desert Parlour
- Very Well Presented
- Suitable for a Variety of Uses
- Cellar and Loft Space
- Spacious Four Bedroom Flat
- Floor Area 219.6 sq. m. (2,363 sq. ft.)
- Excellent Passing Trade
- Licenced Premises
- Freehold Title

**Price: £195,000 + VAT**

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## Location

The property is located on the corner of Saville Street the main street providing access to North Shields town centre. This part of Saville Street is made up of national and independent retailers such as Asda and Ladbroke's. There is free parking directly behind the building within Asda carpark. Howard Street is also just around the corner which is prominently made up of financial and professional companies.

## The Property

A two-storey detached prominent corner property consisting ground floor former café/ice cream parlour and separate 4 bedroom flat.

The ground floor circa 111 sq. m. (1,194 sq. ft.) is sectioned into two areas one being a former fully equipped ice cream parlour with seating and the other being a café area with seating there are also male/female W.C facilities.

Although the property is currently set up like this it would also suit a variety of other uses including offices, restaurant use or retail sttp.

The first floor being circa 75 sq. m. (807.29 sq. ft.) consists living room, kitchen, 4 bedrooms and bathroom. The flat benefits from private access to the side of the building.

There is also a basement with a floor area 33.6 sq. m. (361.66 sq. ft.).

The property is very well presented as can be seen from the attached photo's. It has recently been refurbished including new double glazing.

## External

Small outside court yard with access from the café and the main street.

## Tenure

Freehold

## Price

£195,000 + vat

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2021 Rating List entry is Rateable Value £6,600

## Council Tax

Band A

## 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: H331 (Version 2)**

**Prepared 13<sup>th</sup> May 2021**

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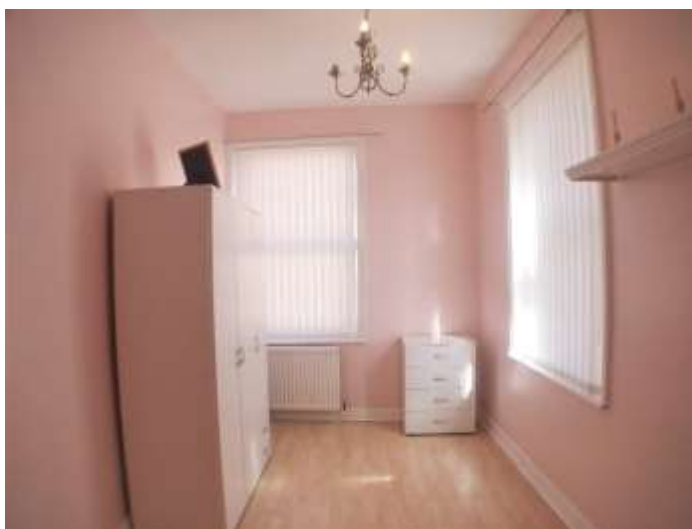


Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this 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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