

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position adjacent to **Santander**, opposite a **B & M Bargains Store** and amongst a host of multiples including **Greggs, HSBC, Holland & Barrett, Lloyds TSB** and more.

Whitley Bay is a popular resort which is located some 10 miles north-east of Newcastle-upon-Tyne with excellent road access via the A19 which links with the A1.

PROPERTY

A substantial mid-terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the upper floors. In addition, the property benefits from a rear service road for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Large Vacant Shop with Upper Parts

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

ACCOMMODATION*

Ground Floor Shop

Gross Frontage	44'6"	
Internal Width	43'2"	
Built Depth	46'7"	
Sales Area	Approx	1,510 sq ft
First Floor Area	Approx	1,480 sq ft
Second Floor Area	Approx	1,010 sq ft
Attic Floor Area	Approx	1,010 sq ft
Total Area	Approx	5,010 sq ft

* Not inspected by Barnett Ross. Measurements and Areas provided by Vendor



VENDOR'S SOLICITORS
Wallace LLP – Tel: 020 7636 4422
Ref: B Shaw Esq – Email: barry.shaw@wallace.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts