

FOR SALE

MIXED USE

INVESTMENT

18, 22 & 22a Market Street, Dudley,
Northumberland, NE23 7HR

- Prominent detached building
- Two retail units and one 2 bedroom apartment
- Total size of 169.3m² (1,822ft²)
- Popular village centre location
- EPC Ratings D96, C72 & D59
- Fully let at £21,540 per annum
- Gross initial yield of 9%

Guide price of £229,950

BradleyHall



LOCATION

The subject property is located on Market Street in Dudley. Dudley is a village in North Tyneside which is located 2.8 miles south of Cramlington, 2.6 miles north west of Killingworth and 6 miles north of Newcastle upon Tyne city centre. Market Street is the main road through the village and has a number of local occupiers including Dudley Pharmacy, Tanning Boutique, Milano Hair and Beauty and The Dudley Hotel.

The property is prominently located within 1 mile of the A19 and A189 and 2 miles from the A1(M).

DESCRIPTION

The subject property comprises of 2 ground floor retail units and a 2 bedroom first floor apartment, brickwork and stone frontage.

Unit 18 comprises a hairdressing salon with wash basins, storage cupboard, tea point and WC to the rear of the unit, suspended ceilings with LED lighting and laminate flooring. Both retail units benefit from having traditional shop frontages and roller shutters.

Unit 22 has been occupied by a butchers for the past 17 years, with a retail counter at the front of the shop and a commercial kitchen and WC to the rear, plastic clad walls, vinyl floors and suspended ceilings with LED lighting.

The first floor comprises a 2 bedroom residential apartment benefitting from having gas central heating and double glazing with the entrance at the right hand side of the property.

Externally there is a gated garden to the rear which is used for parking.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

18 Market Street	29.6m ²	319ft ²
22 Market Street	70.7m ²	761ft ²
22a Market Street (residential apartment)	69.0m ²	743ft ²
Total	169.3m²	1,822ft²

EPC RATING

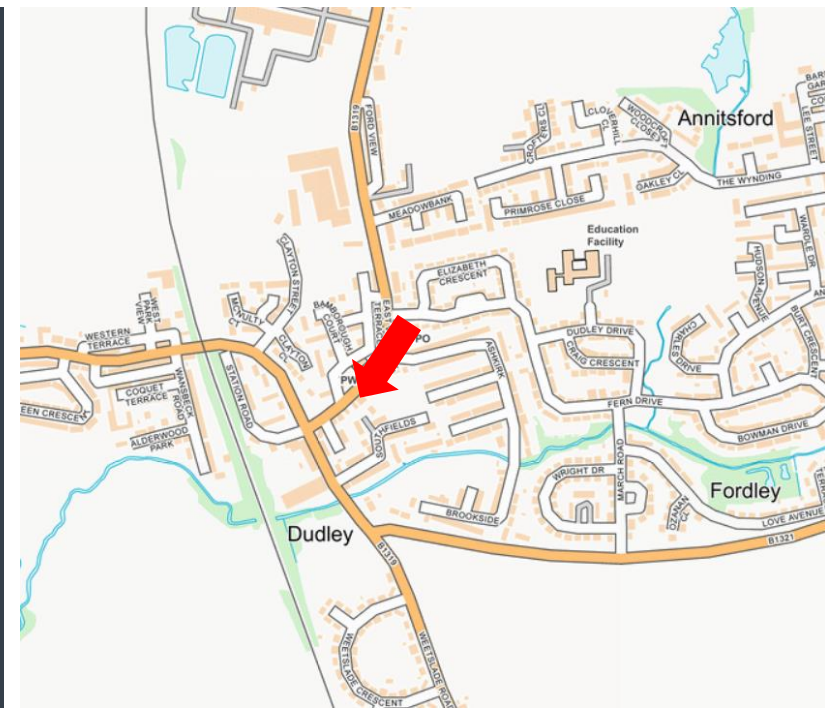
18 Market Street – D96
22 Market Street – C72
22a Market Street – D59



0.7 miles from A19
1.5 miles from A189
2.5 miles from
Cramlington Train
Station
3.6 miles from Four
Lane Ends Metro
Station
0.1 mile from local
bus routes



2 miles from
Cramlington
6.5 miles from
Newcastle upon
Tyne city centre



TENANCY INFORMATION

Property	Tenant	Lease Terms	Rent (Per annum)
18 Market Street	Hairdressers	5 year lease	£6,600
22 Market Street	Butchers	A new 5 lease to be agreed on completion.	£9,000
22a Market Street	Private Individual	AST	£5,940
Total			£21,540

TERMS

The freehold of the property is available with a guide price of £229,950 (Two Hundred and Twenty Nine Thousand and Fifty Pounds). A sale at this price reflects a Gross Initial Yield of 9%.

IMPORTANT NOTICE:

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



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