



The County

Freehold

Offers in the Region of **£195,000 Plus VAT**

The County, Walker Road, Newcastle Upon Tyne, Tyne and Wear, NE6 3LB

AT A GLANCE

- Detached Public House
- One Room Trading Operation
- Scope to Develop First Floor Area
- Fronting Busy A186 Walker Road
- Close to Newcastle City Centre
- Rear Enclosed Yard

Viewing And Further Information

James Boshier



0113 450 8558



07919 058921



james@everardcole.co.uk





PROPERTY

A brick built detached property extending to 2 storeys under a pitched tile roof.

Inner entrance porch leading through to the main bar area with a large central bar serving seating approximately 40 persons on fixed perimeter seating and chairs. Small function room to the left hand side of the building. Located to the rear of the bar serving is an unused kitchen area.

Ladies and Gentleman's toilets.

Located on the first floor is just one large storage room. There is no living accommodation at the property.

Externally there is a small yard area to the rear of the property.

PLANNING

We understand the Property is neither Listed nor situated within a conservation area. Prospective purchasers are advised to make their own enquiries.

UTILITIES

All mains services are connected.

MEASUREMENTS

Building Footprint - c. 250m² / (2,696 sq ft). Total site area – c 0.079 acres. Measurements taken from a digital mapping platform.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



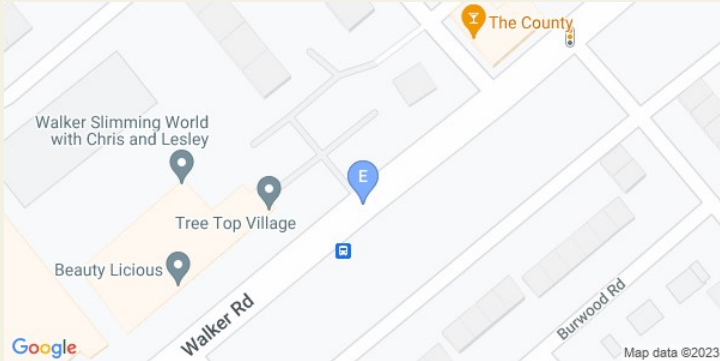
THE BUSINESS

The vendor has not occupied the property and does not have knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

Rateable Value of the County has been assessed at £5,000. The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business.

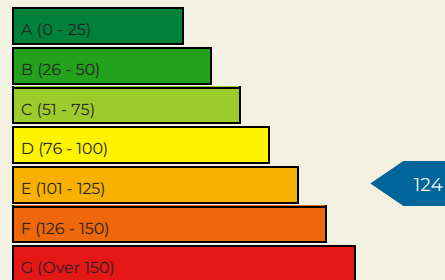




LOCATION

The property occupies a corner position fronting Walker Road and Bampton Avenue approximately 0.5 miles from Newcastle City Centre. The surrounding area is made up of a mixture of private and local authority residential housing

EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

Cambridge
01223 370055

Nottingham
0115 8246442

Leeds
0113 4508558

info@everardcole.co.uk
www.everardcole.co.uk



Everard Cole for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Everard Cole Limited has any authority to make or give any representation or warranty whatever in relation to this property.