FOR SALE
FORMER SALVATION ARMY BUILDING
WARWICK STREET GATESHEAD NE8 1DT

LOCATION

The property is located adjacent to Gateshead Police Station, in Gateshead Town Centre, Gateshead Metro Station/Bus Interchange is approximately 0.5 miles to the south which provides direct access to Newcastle International Airport, Newcastle Central Station, Newcastle City Centre and Sunderland City Centre.

DESCRIPTION

The premises are of steel frame and brick construction with a pitch slate roof built in the mid 1970's. The property is accessed from Warwick Street and benefits from a ramped access.

The ground floor comprises of a child play room which is carpeted throughout, has perimeter radiators, solid concrete floor, painted breeze blocks, painted artex ceiling and exposed suspended fluorescent lighting. There are a number of offices and music rooms which are also carpeted throughout and have suspended fluorescent lighting. There is a fully fitted kitchen facility including double sink, small hand sink, hot water boiler and telephone point.

The second floor comprises a worship hall which is again carpeted throughout has wall mounted radiators, stage facility, a mixture of fluorescent and spot lighting and painted plaster walls. There is a small access point to some roof storage and a stairwell to the rear fire escape.

The property is predominately double glazed throughout although there is some single glazing to the first floor. The premises are fully alarmed and there is also an entry alert buzzer. To the rear of the premises there is a passenger lift.

ACCOMMODATION

In accordance with our on site measurements, the property provides the following approximate gross internal area:

GIA: 378.85m^2 (4,078 sq ft)

SERVICES

We understand the property has mains supplies of electricity, gas and water and is connected to the main drainage and sewerage systems. The property has a gas fired central heating system powered by a combination boiler.

USE

From enquiries made at the Valuation Office Agency, we understand the property is known as a place of worship/church hall within Class D1 of the Town & Country Planning Act 1990 (Use Classes Order) 1987.

The future uses of the property could include any use that falls within D1 of the Town & Country Planning Act 1990 (Use Classes Order) 1987, a low key office use, community use or possibly residential, subject to planning.

PRICE

Offers sought in the region of £325,000 exclusive for the freehold interest.

LEGAL COSTS

Each party to bear their own legal costs incurred in the preparation and settlement of any sale contract together with any VAT thereon.

VIEWING

Strictly by appointment with the Commercial Department of Sanderson Weatherall.

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Warwick Street
Gateshead

Scale 1:35,000

Former Salvation Army Hall, Warwick Street, Gateshead

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Sanderson Weatherall