

## South Shields

### South Tyneside House, Westoe Road, Tyne and Wear NE33 4LS

- A Freehold Four Storey Office Building extending to Approximately NIA 1,699 sq m (18,288 sq ft)
- Possible potential for Residential Conversion/Subdivision subject to obtaining all necessary consents

## Office Accommodation Vacant

### BY ORDER OF RECEIVERS



#### To View

Please Call: Naylor's (Contact: Jessica Ross).  
Tel: 0191 232 7030.

#### Seller's Solicitor

Messrs Square One Law LLP Solicitors  
(Ref: A. Hill).  
Tel: 0843 224 7963.  
Email: adrian.hill@squareonelaw.com

#### Joint Auctioneer

Messrs Naylor's (Ref: Jessica Ross).  
Tel: 0191 232 7030.

### OFFICE ACCOMMODATION VACANT – Freehold Office Building with Development Potential



#### Tenure

Freehold.

#### Location

The property is located in South Shields city centre on the east side of Westoe Road, to the north of its junction with Erskine Road. The A19 and A194(M) are nearby. The town benefits from excellent road communications, being approximately 3 miles north-east of the A19 and approximately 4 miles from the A194(M) which leads directly to the A1. Shops and other facilities are available in South Shields, with a more extensive range of facilities being accessible in Newcastle upon Tyne to the west. The open spaces of South Shields Beach and South Marine Park are nearby.

#### Description

The property comprises an end of terrace office building arranged over ground and three upper floors beneath a flat roof. The property is internally arranged as former office accommodation extending to approximately NIA 1,699 sq m (18,288 sq ft).

#### Accommodation

Former Office Accommodation

Total Area Approximately NIA 1,699 sq m (18,288 sq ft)

NB. Allsop LLP did not measure the property. The areas were obtained from previous marketing details.

#### Tenancy

The telephone mast is subject to a lease for a term of 50 years from 8th March 2019 at a ground rent of a peppercorn.

#### Planning

Local Planning Authority: South Tyneside Council.  
Tel: 0191 424 7421.

The property may afford possible potential for residential conversion/sub-division, subject to obtaining all necessary consents.

#### VAT

VAT is applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.