

## Guide Post Starling House 22 Front Street Northumberland NE62 5LT

- **Freehold Vacant Dental Practice plus Two Flats**
- Potential development opportunity (subject to consents) (1)
- Central location
- Site area of 0.124 hectares (0.307 acres)

### Unoccupied

On the Instructions of LPA  
Receivers



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#### Tenure

Freehold.

#### Location

Guide Post is located in South East Northumberland, approximately 16 miles north of Newcastle upon Tyne and lies within the parish of Choppington. The A1 is easily accessed to the west, via the A196 and the town of Morpeth.

The property is centrally situated on the west side of Front Street. Occupiers close by include Nisa Local, Co-operative Food, a medical centre and a number of local traders.

#### Description

The property is arranged on ground and two upper floors to provide a former dental practice to the ground floor. The upper floors comprise two flats which are separately accessed from the rear. To the rear is parking and a garden. The site extends to 0.125 hectares (0.307 acres).

The property provides the following accommodation and dimensions:

**Ground Floor (GIA)** 178.50 sq m (1,922 sq ft)

**First Floor Flat – 3 Rooms, Kitchen/Reception, Bathroom, En-suite, Dressing Room**

**Second Floor Flat – Room, Kitchen/Reception, Bathroom**

#### Tenancy

The property is unoccupied.

#### VAT

Please refer to the Special Conditions of Sale.

#### Planning (1)

The property and garden may be suitable for redevelopment, subject to the necessary consents. Two residential properties have recently been constructed to the rear of the adjoining building. All enquiries should be made via Northumberland County Council. [www.northumberland.gov.uk](http://www.northumberland.gov.uk)

#### Documents

The legal pack will be available from the website [www.allsoy.co.uk](http://www.allsoy.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

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

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