



Commercial Investment

1 Albion Street, Windy Nook, Gateshead NE10 9SJ

- Detached Hot Food Takeaway
- Rental Income £9,100 per annum
- Tenant Kebab House (Been in Occupation Since 2014)
- Floor Area 47.8 sq. m. (514 sq. ft.)
- Designated Parking
- 7 % Yield on Asking Price
- Excellent Investment Opportunity
- Prominent Junction, Opposite Tesco Express

Price £130,000 Freehold

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Location

The property is located on Albion Street on the corner of a busy four-way junction within Windy Nook, Gateshead. Windy Nook is conveniently located near local amenities and transportation links. Neighbouring businesses include Tesco Express and Queen Elizabeth Hospital only 500 M.

Description

We are delighted to offer to the market this detached single storey takeaway currently let to the Kebab House. The property benefits from designated parking to the side of the property.

Area	Sq. m.	Sq. ft.
Reception	13.55	145.85
Kitchen	13.56	145.95
Prep Area	17.68	190.30
W/C	3.02	32.50
Net Internal	47.81	514.62

Rental Income

£9,100 per annum

Yield

7 % yield on asking price.

Lease / Tenant

Kebab House - The current tenant took over an existing lease in June 2014 via a licence to assign, the current lease has expired and is rolling over.

Rateable Value

The 2024 Rating List entry is Rateable Value £2,600.

Tenure

Freehold

Price

£130,000

Epc Rating

C

Viewing

Strictly by appointment through this office

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: H984 (Version 1)

Prepared: 09th April 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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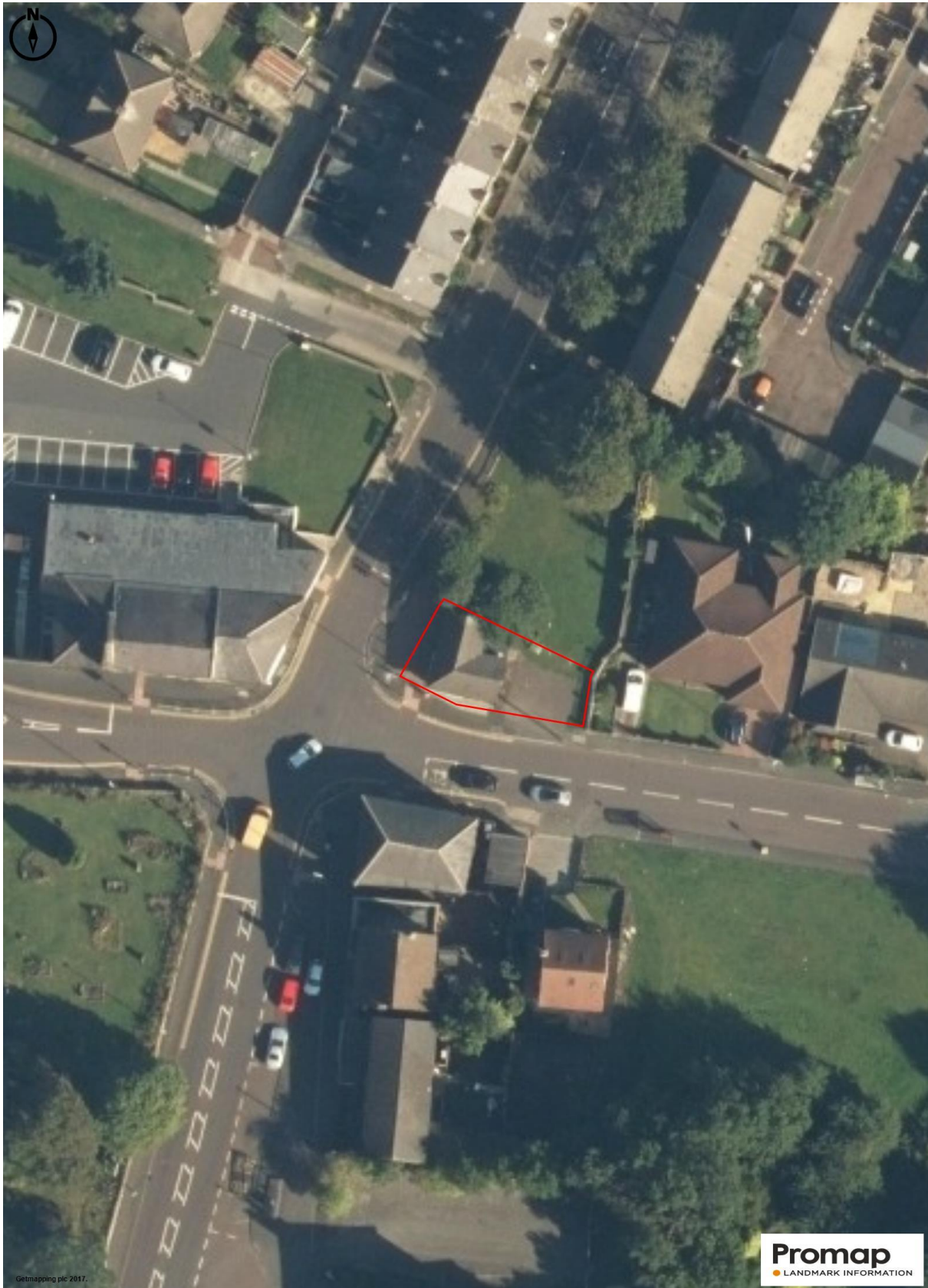
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