



## The Bungalow

Ponteland Memorial Hall, Darras Road, Ponteland NE20 9NX

- Detached Commercial Property
- Floor Area 93.5 sq. m. (1,007 sq. ft.)
- Suitable for a Variety of Uses STPP
- Desirable, Affluent Location
- Substantial Rent-Free Period Available
- Full Refurbishment Required
- Designated Parking

**Rent: £18,000 per annum**

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## Location

The property is located to the rear of Ponteland Memorial Hall, just off Darras Road, within the centre of the affluent village of Ponteland. Ponteland and the neighbouring Darras Hall Estate form one of the wealthiest commuter areas of Newcastle upon Tyne. The area has excellent transport links with Newcastle International Airport located 1.5 miles away and the A1M 4 miles to the east via the Wooslington Bypass dual carriageway.

## Description

A single-storey detached property of traditional brick construction with a pitched roof, comprising four open-plan rooms, a kitchen, bathroom, W.C., and an attached garage.

Previously used as a residential dwelling, the property is now being offered with potential for commercial use. The specific use class will be determined through a planning application to Northumberland County Council, following an agreement of terms and conditions. The premises require a full refurbishment; however, once completed, they would be suitable for a range of commercial uses, subject to the appropriate planning consent.

## External

There is a private garden to the rear of the property.

## Parking

There is designated parking to the front of the property and a free larger carpark available to the public in front.

## Floor Area

Area	sq. m.	sq. ft.
Bungalow	76.84	827.09
Garage	16.72	179.97
<b>Total</b>	<b>93.56</b>	<b>1,007</b>

## Tenure

Leasehold – A new FRI (full repairing and insuring) lease is available, terms and conditions to be agreed.

## Rent

£18,000 per annum

## Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The property is still to be assessed by the Valuation Office Agency.

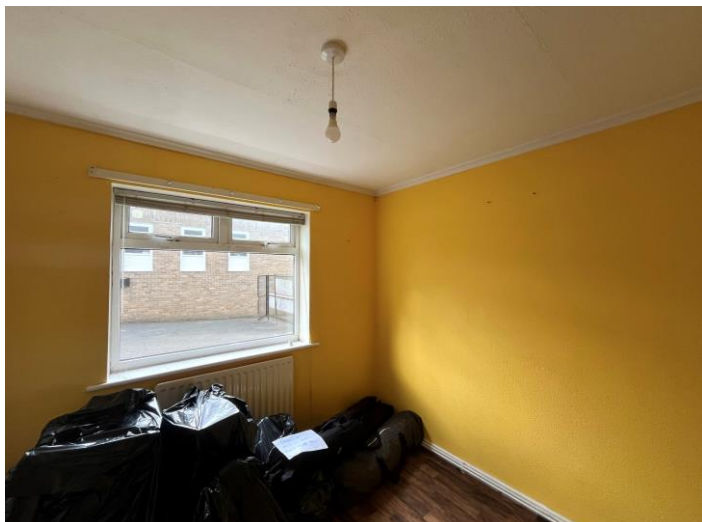
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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**Prepared:** 23<sup>rd</sup> April 2025

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