

FOR SALE
DEVELOPMENT OPPORTUNITY/ RESIDENTIAL/ COMMERCIAL ACCOMMODATION

WALLSEND PROBATION CENTRE

13 Warwick Road, Wallsend **NE28 6SE**

- Freehold acquisition with potential for redevelopment of entire site and/ or retention of existing single storey building.
- Located in the centre of Wallsend, just off the main high street with a mix of residential and commercial neighbouring properties.
- Within walking distance to Wallsend Metro Station, providing excellent connectivity to Newcastle City Centre (13 minutes), and a breadth of local amenities.
- Within a five minute drive of the A1058 Coast Road providing access across Tyneside and the North East.

LOCATION

THE PROPERTY IS LOCATED IN THE CENTRE OF WALLSEND, APPROXIMATELY 0.3 MILES FROM WALLSEND METRO STATION AND WITHIN CLOSE PROXIMITY TO THE A193 AND A1058 COAST ROAD PROVIDING EXCELLENT CONNECTIVITY ACROSS TYNESIDE AND THE NORTH EAST. WALLSEND IS 5 STOPS (APPROXIMATELY 13 MINUTES) ON THE YELLOW LINE FROM MONUMENT STATION, MAKING IT IDEAL FOR COMMUTING INTO NEWCASTLE CITY CENTRE. GOING EAST, THE METRO PROVIDES ACCESS TO TYNEMOUTH (APPROXIMATELY 13 MINUTES) AND THE COAST.

Located in a residential area just off the high street, the property is well placed in proximity to local amenities which includes retail and leisure offer. The property is within walking distance of The Forum Shopping Centre, providing a diverse selection of retailers including Aldi, Boots and Costa Coffee. Schools, leisure centres, gyms, pubs and restaurants can also be found nearby.

With its historical importance and location on the River Tyne, Wallsend also benefits from scenic walks along the waterfront, access to recreational spaces like Richardson Dees Park and cultural offerings such as the Segedunum Roman Fort.



DESCRIPTION

The property has an NIA of circa. 254sqm over one storey. The building can be accessed from Warwick Road, just off Wallsend High Street. Situated on the corner of Warwick Road and Brussels Road, the property is bounded on one side by Wallsend RAOB Club and Institute. To the back of the property lies vacant land and the Metro line hidden by mature trees.

The single storey building is of brick construction, has a pitched slate roof and PVC windows with shutters. Rooms are laid out around an internal courtyard containing storage and a boiler room. The cellular layout comprises 15 interview rooms, one office/ reception, one waiting room, one kitchen and three toilets. However, partition walls could be removed to create a more open-plan modern workspace.

The property is not listed nor located in any conservation areas.

NET INTERNAL AREA	SQ M	SQ FT
Ground Floor	254	2,734
TOTAL	-	-



TENURE



The property is currently held on an unencumbered freehold basis. The title is not subject to any restrictive covenants which could offer some flexibility in terms of future proposed use.

A REVIEW OF HISTORICAL PLANNING APPLICATIONS RELATED TO THE SUBJECT PROPERTY SHOW NO PLANNING HISTORY.

However, to the back of the property lies vacant land with recently approved planning permission for eight Tyneside flats with associated landscaping and parking area. There has also been a planning application submitted by an adjacent property on Portugal Place for a change of use from healthcare to disabled community hub, which is pending decision.

It is assumed the subject property has consent to be used as Class E office space but this is not confirmed and interested parties are recommended to make their own enquiries in this respect.

The site is not part of a Conservation Area nor referenced in the North Tyneside Local Plan (2017).

The property is identified to be in a very low risk area for both river and sea flooding, whilst there is a medium risk of surface water flooding.

The property does not sit within a Nitrate Vulnerable Zone (NVZ) for groundwater (G58) as identified by the Environment Agency (2022). There are no other statutory environmental designations which have been identified in relation to the property location. Although potential purchasers are advised to undertake their own due diligence in relation to planning and environmental matters relating to the property.

DATA ROOM

Information regarding the property can be provided on request. For access to the Data room, please contact Ash McCormick, whose details are supplied below. Any documents provided should not be relied upon and instead used for information purposes only. Documents we are able to provide include:

- Title information
- Site proforma
- Floor Plans
- EPC
- Condition Survey

LOCAL ECONOMY, RESIDENTIAL & COMMERCIAL MARKET

WALLSEND HAS AN ESTIMATED POPULATION OF 45,000 WHICH IS AN INCREASE OF CIRCA 2,000 PEOPLE SINCE THE 2011 CENSUS. IT IS ESTIMATED THAT 76% OF THE ADULT POPULATION IN NEWCASTLE UPON TYNE ARE ECONOMICALLY ACTIVE, WITH EMPLOYMENT RATES INCREASING BY 15.2 PERCENTAGE POINTS OVER THE LAST 10 YEARS.

The residential market in Wallsend is somewhat active, with around 224 properties sold within 0.5 miles of the subject property in the last two years.

The majority of sales around NE28 6SE during the last year were terraced properties, selling for a price between £51,000- £385,000. Flats sold for a price between £48,000 - £145,000, with semi-detached properties fetching between £120,000-£400,000.

In terms of commercial activity, achieved rents in Wallsend currently sit between £8-£12psqft. There is currently one property asking for a rent of £15psqft, although it is of superior quality. Office sales achieved a price between £46-95psqft, depending on location and quality.

The subject property could be seen as highly desirable due to its prominent location in the centre of Wallsend and connectivity to Newcastle City Centre and across Tyneside . The existing building has potential to be converted into a large house or apartments, subject to planning, with the local housing market representing strong asking prices and recent sales values.



FURTHER INFORMATION

METHOD OF SALE

Unconditional offers are sought by way of informal tender.

Bidders are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

BIDDING PROCESS

Arrangements for submitting offers will be clarified to interested parties in due course.

EPC RATING

A copy of the EPC is available in the data room.

VAT

The property is not registered for VAT.

VIEWING

Strictly by appointment through Cushman & Wakefield.

Ash McCormick

D +44 (0) 776 964 8453

M +44 (0) 776 964 8453

ash.mccormick@cushwake.com

Oliver Cunliffe

D +44 (0) 7826 062 584

M +44 (0) 7826 062 584

oliver.cunliffe@cushwake.com

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2024. Design and production by RB&Co 0161 833 0555. www.richardbarber.co.uk