

# Lot 11

## RSP Winlaton Mill Garage, Spa Well, Tyne & Wear, NE21 6RT GUIDE PRICE: £380,000



### DETACHED FREEHOLD PETROL STATION WITH WORKSHOP FACILITIES

This detached freehold petrol filling station comprises of a 7 pump forecourt area including auto jet wash and vacuuming facilities, a garage shop outlet, a substantial former garage workshop and additional general storage area comprising of a private administration office, staff kitchen and washroom/WC facilities. The petrol station is situated on the main road that runs through the residential village of Winlaton Mill near Whickham and is close to major road and motorway links (A694, A692, A1 and A1M) and the nearby centres of Gateshead, Metro Centre and Newcastle-upon-Tyne. We understand that the garage workshop and part of the forecourt area are let on an Assured Shorthold Tenancy agreement at £250 pw (£12,000 pa) and the tenants have been holding over for 2-3 years on the original terms. We understand that a rental deposit of 1 month is being held by the vendor. The property will be sold with the benefit of this investment income.

#### ACCOMMODATION

Forecourt area, equipped garage shop outlet, equipped garage workshop, general storeroom

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Gateshead Council 0191 433 3000

#### VENDORS SOLICITORS

Vincent Lazar, Vincent Solicitors  
11/13a South Road, Southall, Middlesex UB1 1SU  
020 8574 0666

#### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN