

# FOR SALE FORMER CHILDRENS DAY NURSERY

**Eddisons**



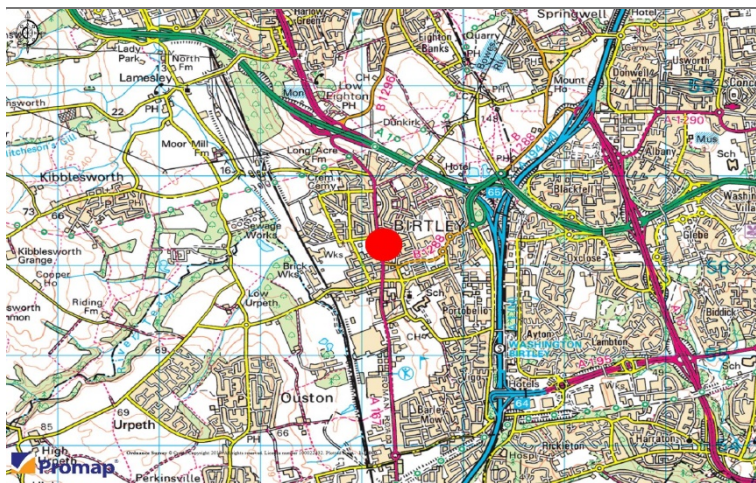
**HEXHAM VILLA, EGTON TERRACE, BIRTLEY,  
CHESTER LE STREET, DH3 1LX**

**PRICE - £325,000**

- \ Opportunity for office use, clinic, residential subject to planning.
- \ Unconditional offer sought.
- \ Extremely prominent site.

**AVAILABLE SPACE**  
299m<sup>2</sup> (3,218sq ft)  
Net Internal Area





## LOCATION

This specific property is located on Durham Road in Birtley. Birtley is located a short 7 minute drive away from the A1M, on route to Gateshead just 4.2 miles away and Newcastle upon Tyne only 7.6 miles north.

## DESCRIPTION

The property comprises a three storey detached property which has been converted into a day nursery.

Externally the property benefits from a secured parking area and the surrounding gardens.

The property could have multiple uses subject to planning permission.

UNIT	M <sup>2</sup>	SQ FT
<b>Total Net Internal Area</b>	<b>299</b>	<b>3,218</b>



## RATEABLE VALUE

Description / Health Centre and Premises

Rateable value / £11,891

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Price – Offers in the region of £325,000.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 0113 241 0940  
Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)  
Email / [eve.chapman@eddisons.com](mailto:eve.chapman@eddisons.com)

OCTOBER 2017  
SUBJECT TO CONTRACT  
FILE REF / 711.4021A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 0113 241 0940

### Important Information

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(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

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# Energy Performance Certificate

## Non-Domestic Building



Hexham Villa  
Egton Terrace  
Birtley  
CHESTER LE STREET  
DH3 1LX

**Certificate Reference Number:**

9951-3007-0327-0300-6605

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **104**

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	495
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	69.62

### Benchmarks

Buildings similar to this one could have ratings as follows:

**33**

If newly built

**87**

If typical of the existing stock