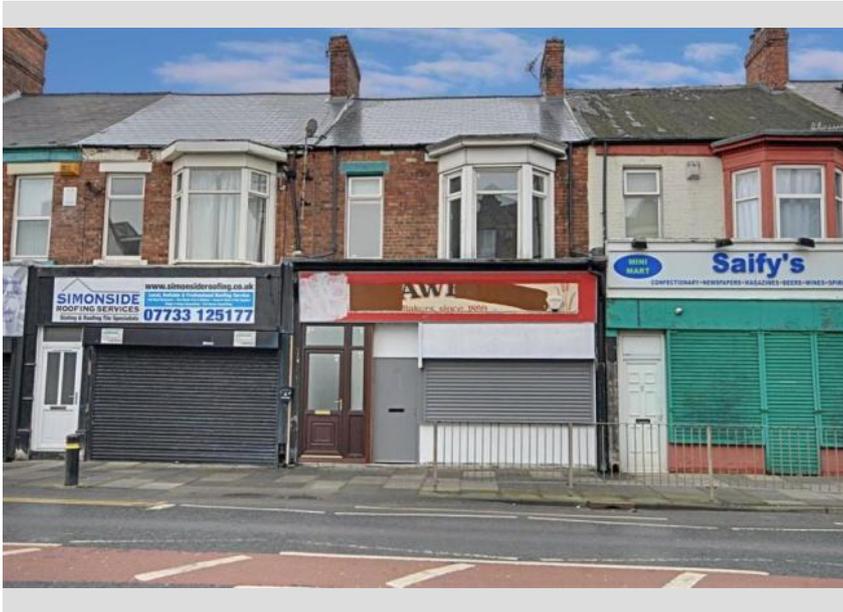


**47- 49 Westoe Road, South Shields**  
**Starting Bid: £117,000.00**



This substantial commercial property which includes a shop with staff area and a 2 bedroom flat above, has ample storage to the rear along with a large garage.

The property could have a number of potential uses, subject to the necessary permissions.

Properties in this area have increased by 18% over the last 5 years.

**Auctioneer's Comments**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Rooms**

Ground Floor Commercial Premises -

Shop Front - 19'10 x 14'1 (6.05m x 4.29m) - Entrance door to shop, which has a large display window with security shutter, and counter top.

Staff Room - 11'11 x 10'8 (3.63m x 3.25m) - Stainless steel sink and drainer, separate hand wash basin, wood door to rear with security shutter.

Cloakroom - High level wc.

First Floor Flat -

Entrance - UPVC front door, door to hallway.

Hallway - Stairs to first floor landing, storage cupboard, door to rear yard.

Landing - Storage cupboard, loft access.

Bedroom 1 - 18'7 x 10'7 (5.66m x 3.23m) - Two double glazed windows, radiator.

Shower Room - 7'4 x 5'11 (2.24m x 1.80m) - Low level wc, walk in shower, wash basin, double glazed window, radiator.

Bedroom 2 - 9'10 x 6'7 (3.00m x 2.01m) - Double glazed window, radiator.

Dining Kitchen - 14'6 x 12'2 (4.42m x 3.71m) - White fitted kitchen, sink and drainer with mixer tap, gas cooker point, splash back tiles, double glazed window, radiator, double doors to lounge.

Lounge - 14'5 x 11'9 (4.39m x 3.58m) - Double glazed bay window, dado, coving to ceiling, electric fire, white fire surround, wall lights, radiator.

External -

Yard - There is a yard to the rear giving access to the store room/workshop and the garage.

Store Room / Workshop - 15'0 x 8'11 + 10'5 x 8'8 (4.57m x 2.72m + 3.18m x 2.64m) - A large two roomed outhouse accessed from the yard which houses an industrial freezer (assumed not working)

Garage - Large garage with electric roller shutter door and walk in storage cupboard.