



# Excellent Investment, Conversion or Development Opportunity Hebburn Health Centre

Campbell Park Road, Hebburn, South Tyneside, NE31 2SP





## KEY CONSIDERATIONS

- Excellent investment, conversion or development opportunity suitable for a variety of uses (STP)
- Part let to a pharmacy occupier at a passing rent of £21,775 pa to March 2027
- Positive pre-app received proposing a shortlist of development options
- Site area 0.73 acres (0.30 hectares)
- Gross Internal Area 1,194 sq. m. (12,852 sq. ft.)
- Extensively refurbished in 2008
- Sealed Informal Tenders are sought by **noon Monday 10<sup>th</sup> July 2023**



Boundaries are approximate



## LOCATION

The site is located to the established residential area of Hebburn in South Tyneside, situated 4.5 miles west of South Shields town centre and 5.5 miles south east of Newcastle upon Tyne.

Road access to Hebburn is principally provided by the A185 which links directly onto the A19 to east and the Felling Bypass (A184) to the south west, both of which provide access to the wider road network. The area of Hebburn is well served by the Tyne & Wear Metro system, being situated in close proximity to the stations of Hebburn, Jarrow and Fellgate; all of which provide regular connections to a number of regional destinations.

The site is accessible via 'Keepmoat Homes' sought after 'The Hawthorns' development which fronts on Campbell Park Road, one of the main arterial roads running through the centre of South Tyneside.

The subject property benefits from its proximity to both Mountbatten Shopping centre in Hebburn and The Viking Shopping Centre in Jarrow, which provide an array of amenities and services. Other nearby land uses include various schools, public parks and new build housing developments that have been delivered by Miller Homes, Barratt Homes and Persona Homes.

## DESCRIPTION

The site comprises an 'L' shaped parcel of land that extends to approximately 0.73 acres (0.29 hectares). Built in the 1960s, it accommodates Hebburn Health Centre which was extensively refurbished in 2008. The health centre is principally single storey in height, having a two storey element to the southern aspect, which benefits from having white rendered façades and decorative zinc-clad window frames.

Internally the accommodation is cellular in nature comprising a central corridor that provides access to a number of consultations and treatment rooms. The property benefits from a generous sized car park to the rear of the building which provides 14 spaces that is accessible from the highway of Civic Court to the south east.

The property extends to 1,194 sq. m. (12,852 sq. ft.) GIA and is part let to a pharmacy occupier on a contract out lease which expires in March 2027. The passing rent of the pharmacy is £21,775 pa and their demise extends to 95.1 sq. m (1,023 sq. ft.), as denoted by the blue hatching on the supporting site plan. The remaining Health Centre accommodation will be vacated by the vendor in June 2023.

## PLANNING

The Development Plan for South Tyneside comprises the Core Strategy (adopted June 2007), the Development Management Policies Plan (adopted December 2011) and the Site Specific Allocations Plan (adopted April 2012). According to the Proposals Map, the site is not allocated for any specific use. The Council is in the process of producing a new Local Plan. According to the Draft Local Plan Policies Map, the site is not allocated for any specific use. There are no ecological, environmental or landscape constraints which would preclude development.

The site does not benefit from any form of planning permission at present. The vendor however has received a positive pre-app response from the Local Planning Authority which proposes a shortlist of development options.

As the site is sustainably located, being within the defined settlement limits of South Tyneside, Savills is of the opinion that the property maybe suitable for a variety of uses, subject to statutory planning permission and necessary consents.





## SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

## VAT

All offers will be deemed to be exclusive of VAT, which may be payable on the transaction.

## TENURE

The site is to be sold freehold with vacant possession. The legal interest to be sold comprises Title Number TY295705.

## METHOD OF SALE

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender. Tenders are requested by **noon Monday 10<sup>th</sup> July 2023** and should be marketed 'Tenders for Hebburn Health Centre'. Tenders are to be submitted directly to [glenn.laws@savills.com](mailto:glenn.laws@savills.com) or [emma.young@savills.com](mailto:emma.young@savills.com).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Proof of funds;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion;
- Any conditions associated with the offer; and
- Full solicitor details.

Conditional and unconditional bids will be considered. Please note that our client is not obliged to accept the highest or indeed any offer. All offers received are subject to contract. Our client is not obliged at any point to exchange contracts.

Overage and clawback provisions may be incorporated into the sales contract.

## INFORMATION PACK

An information pack is available upon request which included the following:

- Internal photographs;
- Title Registers & Title Plans;
- Report on Title;
- Local Planning Authority pre-app response;
- Energy Performance Certificate (C57);
- Asbestos management survey; and
- Internal floor plans.

The information pack can be downloaded from the following link:

<https://savillsglobal.box.com/s/lymvluvr45k6tbn2zf6sh7e6ymov1psj>

## LEGAL & SURVEYING FEES

Each party to bear their own costs incurred.

## VIEWINGS

Accompanied viewing days will take place during the marketing period with Sole Selling Agent, Savills.

## CONTACT

**Glenn Laws**      [glenn.laws@savills.com](mailto:glenn.laws@savills.com)      + (44) 7971 593 026

**Emma Young**      [emma.young@savills.com](mailto:emma.young@savills.com)      + (44) 7977 097 760

**SAVILLS NEWCASTLE**      + (0) 191 917 1444

The Lumen, St James' Boulevard  
Newcastle upon Tyne,  
Newcastle Helix, NE4 5BZ

### Important Notice

Savills, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own or on behalf of their client or otherwise. They assume no responsibility for any statement that may be in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Marketing Particulars: May 2023

