



183-189 Shields Road, Newcastle upon Tyne, NE6 1DP
£200,000

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- **Two storey, Retail and Office Building**
- **Rental Income £13,000 per annum from long term tenant.**
- **Vacant shop premises for owner occupation or additional investment income**
- **Good location within an established parade**
- **Freehold**

LOCATION

The property is located in a good position in this long established retail location, serving the surrounding residential areas of Heaton and Byker. Located approximately two miles to the East of Newcastle City Centre, the location benefits from good local transport including the nearby Byker Metro Station.

DESCRIPTION

The property comprises a two-storey, brick-built building with a pitched roof, and is divided to provide two retail units together with offices and stores at first floor level.

One of the ground floor retail units and the first floor accommodation over both retail units is occupied by Moneywise Credit Union Limited. The remaining retail unit has been occupied by the current owner as a florist for many years and is now vacant due to retirement.

The property offers a good opportunity for either an owner occupier who will benefit from the investment income, or an investor.

ACCOMODATION

183 Shields Road

Sales area plus rear store and WC 57.6sqm (620sqft).

185 Shields Road

Sales area plus rear store 58.8sqm (643sqft)

First floor office, staff and stores 74.3sqm (800sqft)

Ladies and Gents WC facilities.

OCCUPANCY DETAILS

183 Shields Road

Vacant due to retirement. Estimated rental value £10,000 per annum.

185-189 Shields Road

Let on a three year lease expiring 31 July 2026 at a rent of £13,000 per annum. The lease is on Tenant internal repairing and insuring terms.

PRICE

Offers in the region of £200,000 are invited.

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

TENURE

Freehold

VAT

The property is not subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

183 Shields Road : C

185-189 Shields Road : D

VIEWINGS

By appointment with R A Jackson Chartered Surveyors 0191 2571253 sales@rajackson.co.uk or joint agents Rod Bennett, Tel 07958918143, mail@rodbennett.co.uk

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

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- Residential Sales and Lettings
- Commercial Sales and Lettings
- Professional Valuation of Commercial and Residential Property
- Home-buyer Survey and Valuation
- Property Management
- Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

