



6 Albion Road, North Shields, NE30 2RJ
£425,000

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FOR SALE A fantastic opportunity awaits those looking to work near home with this combined residential/commercial property. Conveniently located close to Northumberland Square and North Shields town center, this property is partly a former art gallery and music studio and would suit many businesses. It has been significantly improved and upgraded by the current owner, offering a unique chance to blend work and modern loft-style living.

- **CLOSE TO A BROAD RANGE OF FACILITIES**
- **OFFERS OVER £425,000**

LOCATION

The property which is located on the Western side of North Shields is positioned on Albion Road which is the main route connecting North Shields with Tynemouth. This is a mixed commercial and residential area which is within walking distance of North Shields Fish Quay and North Shields Metro Station. The retail centre serving the town is within close proximity of the property and includes a variety of both national and local retailers. The property forms part of the North Shields Action Zone which is aimed at transforming the town centre and riverside into an environment which more people choose to live, work and spend leisure time.

DESCRIPTION

Included within the sale is a 39' x 24' open ground floor space that could be adapted to a variety of uses such as studio or general offices (Subject to permissions). Also included is a kitchen/store room and 2 good sized mezzanine offices. To the rear there is private access to the living accommodation which benefits from gas central heating and double glazing. To the ground floor there is a private hallway, double bedroom, bathroom/WC with beamed ceiling, en-suite shower room and a well appointed and spacious family living/dining/kitchen space.

To the first floor there is a main bedroom with vaulted/beamed ceiling, en-suite shower and third bedroom. Externally permit parking is available to the front and a private courtyard to the side.

We strongly recommend an early viewing to appreciate what this property has to offer.

ACCOMODATION

Entrance

Entry via double gates.

COMMERCIAL PROPERTY

Showroom

39'4" x 22'11" (12m x 7m)

Office/Kitchen

12'4" x 7'8" (3.78m x 2.34m)

Mezzanine Office

19'4" x 12'9" (5.9m x 3.89m)

Mezzanine Office

23'1" x 12'9" (7.04m x 3.89m)

RESIDENTIAL

Private Hallway

Living/Dining Room/Kitchen

Living/Dining Room

27'5" x 17'5" (8.36m x 5.33m)

Kitchen Area

20'4" x 15'10" (6.2m x 4.85m)

Utility Room

8'3" x 5'1" (2.54m x 1.55m)

Bedroom

12'11" x 9'1" (3.96m x 2.77m)

Bathroom/WC

10'5" x 7'10" (3.18m x 2.4m)

FIRST FLOOR

Landing

Bedroom

18'4" x 15'10" (5.61m x 4.83m)

En-suite

6'7" x 6'3" (2.03m x 1.93m)

Bedroom

12'2" x 6'5" (3.73m x 1.98m)

EXTERNAL

Store

TENURE

The property is being sold as Freehold.

SERVICES

We understand that all mains services are connected to the property. (All interested parties should satisfy themselves with the local service providers)

RATING LIABILITY

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £6,800.

PLANNING

We understand that the premises have planning permission for use as a commercial unit with attached residential accommodation as designated under class B2 & C3 of the Town and Country (Use Classes) Order 1987 (as amended).

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is D. A full copy of the report is available upon request.

PRICE

Offers over £425,000.

MONEY LAUNDERING

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.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: 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

