



40 Howard Street, North Shields, NE30 1AR
£150,000

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R A Jackson & Son LLP are delighted to bring to the market this Mid-terrace two storey property currently used as offices and storage.

The interior is arranged traditionally with a hallway and stairs to the first floor. Two main ground floor rooms and two first floor rooms. Additional ground floor accommodation includes a kitchen and store. External parking is provided at the rear.

MATERIAL INFORMATION

Business Rates:

EPC rating

Property is mid-terraced 2 storey property.

Property is of traditional brick wall construction with a slate roof.

Property is connected to all mains services.

Water supply is mains.

Standard, superfast and ultrafast broadband available.

Good mobile coverage.

Parking available at the rear of the property.

Asking price: £150,000

Tenure: Freehold

LOCATION

The property which is located on the western side of North Shields is positioned on Howard Street which runs off Northumberland Square. This is a mixed commercial / 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 where more people choose to live, work and spend leisure time.

DESCRIPTION

The property comprises a Mid-terrace two storey property currently used as offices and storage.

It is constructed with a slate covered pitched roof and brick main walls. The interior is arranged traditionally with a hallway and stairs to the first floor. Two main ground floor rooms and two first floor rooms. Additional ground floor accommodation includes a kitchen and store. External parking is provided at the rear.

ACCOMODATION

GROUND FLOOR

Entrance Lobby and Hallway.

Stairs to landing.

Front Office/Store 19.8sqm (213.13sqft)

Back Office/Store 20.25sqm (217.9sqft)

Kitchen 7sqm (74.49sqft)

2 WCs

Back Store Room 14sqm (150.6sqft)

FIRST FLOOR

Landing

Front Office 29.48sqm (317.32sqft)

Rear Office 20.7sqm (222.81sqft)

TOTAL AREA

111.23sqm (1197sqft)

EXTERNAL

Open paved area to front. Open former yard to rear for parking.

SERVICES

All main services and a gas fired central heating system are connected to the property.

(All interested parties should satisfy themselves with the local service providers)

PLANNING

Rateable Value : £8,000

RATING LIABILITY

TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATE

Awaiting a copy.

COSTS

The purchaser will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation and acquisition of the property.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

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



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