

Retail | Eateries | Pubs | Leisure | Care | Hotels



2/2a Saville Street West, North Shields, NE29 6QU

- Mixed Investment Opportunity
- Tenanted Two Bedroom Flat
- Vacant Commercial Unit
- Rental Income £4,740 per annum (Flat)
- Retail Unit area 55.68 sq.m. (599.33 sq.ft.)
- Walking Distance to Town Centre
- Excellent Passing Trade
- Ideal Investment / Owner Opportunity

Freehold Offers over £90,000

BUSINESS FOR SALE

Location

Savile Street West is a main street providing access to North Shields town centre. This part of Saville Street West is made up of mainly independent retailers as well as offices. There is ample on street parking running along the whole street.

Description

The property is a two-storey brick building under a pitched slate. The accommodation briefly comprises a two bedroom flat (upper) and a ground floor commercial unit, formerly used as a salon (which retains some fixtures and fittings).

The residential tenant has been in situ for some time and paying a rent of £4,740 per annum (£395 pcm).

The commercial unit comprises a salon/retail area, two treatment/storage room, wc and rear room. The floor area is circa 55.68 sq.m. (599.33 sq.ft.).

Tenure

Freehold

Price

Offers over £90,000

EPC Rating

D (Commercial Unit)

E (Residential Flat)

Viewing

Strictly by appointment through this office.

Council Tax Band (Flat)

A

Rateable Value (Commercial)

The 2023 Rating List entry is Rateable Value £ 6,300

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

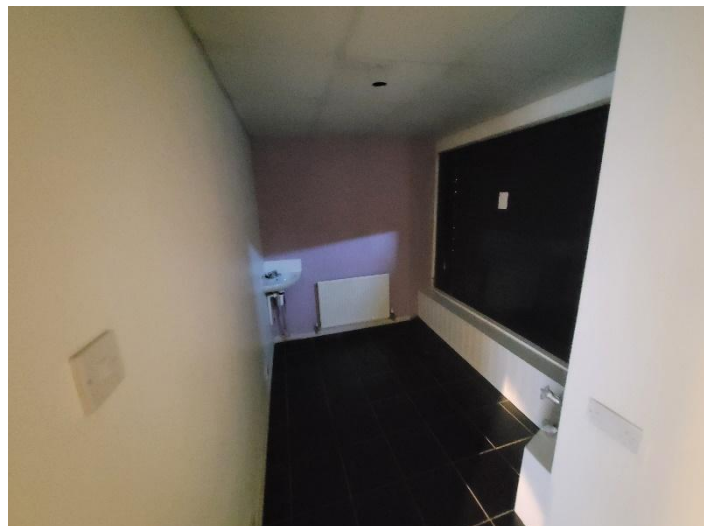
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I024

Amended: 29th January 2025

BUSINESS FOR SALE



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