



6 Albion Road, North Shields, North Tyneside NE30 2RJ
5a Back Albion Road, North Shields, North Tyneside NE30 1PU

- Three Bedroom House & Showroom / Workshop
- Showroom / Workshop Floor Area 137.5 sq. m. (1,480 sq. ft.)
- House Floor Area 134 sq. m. (1,443 sq. ft.)
- Stunning Spacious 1800's Property
- Ideal for an Owner Operator or Investor
- Prominent Main Road Position

Freehold: Offers in Excess of £400,000

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Location

The property is situated on Albion Road which is a busy main thoroughfare across the top of North Shields Town Centre, it therefore benefits from a large amount of passing trade and a high footfall. The surrounding area is a mix of commercial and residential and within walking distance of North Shields Fish Quay. The location forms part of North Shields action zone which is aimed at transforming the town centre and riverside into an environment which more people choose to live and spend leisure time.

Description

We are delighted to offer to the market this 1800's mixed used property consisting ground floor / mezzanine showroom/workshop and stunning three bedroom terraced house. The property blends stunning living space with versatile commercial areas, making it an ideal opportunity for both business and residential living. The whole property is being sold with vacant possession and would suit a variety of uses subject to the correct use class.

Externally

There is a private court yard running along the side of the property.

Parking

Permit parking to the front of the property.

Tenure

Freehold

Price

Overs in Excess of £400,000

Viewing

Strictly by appointment through this office

Rateable Value

The 2024 Rating List entry is Rateable Value £6,800.

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.

Council Tax

Band A

Floor Areas

Area	Sq. m.	Sq. ft.	Level
Commercial Unit			
Workshop/Show Room	78.66	846.68	Ground
Kitchen	8.85	95.26	Ground
Office	25.44	273.83	Mezz
Office / Store	24.54	264.14	Mezz
Total	137.49	1,479.93	
House			
Living Room / Kitchen	63.5	683.50	Ground
Bedroom	10.8	116.25	Ground
Bathroom	7.63	82.12	Ground
Utility	3.72	40.04	Ground
Bedroom	6.5	69.96	First
Bedroom (en-suite)	31.33	337.23	First
Outbuilding	10.58	113.88	Ground
Total	134.06	1,442.98	
Net Internal			
	271.55	2,922.91	

Important Notice

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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.

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