



298 Elswick Road, Newcastle upon Tyne NE4 8DE

- Detached Office Block within Secure Compound
- Office Block Floor Area 613 sq. ft. (57 sq. m.)
- Site Area 4,528 sq. ft. (420.6 sq. m.)
- Secure Gated Site with Perimeter Walls
- Suitable for a Variety of Uses stpp
- High Visibility Location on Main Arterial Road
- Vacant Possession on Completion

Price: £175,000 Freehold

COMMERCIAL

Location

The site is located on Elswick Road, the principal thoroughfare running through Benwell, a densely populated residential district situated to the west of Newcastle City Centre. The area is well-served by public transport links, with regular bus routes providing easy access to surrounding neighbourhoods and the city centre. Benwell features a mix of residential properties, local businesses, schools, and community facilities, contributing to a lively and well-established urban environment. The location benefits from high visibility and footfall, making it an accessible and strategic position for a range of uses.

Key Features

- Secure gated site with perimeter walls
- Detached office block included
- High visibility location on main arterial road
- Vacant possession on completion
- Suitable for a range of commercial uses (STPP)

Description

We are pleased to bring to the market this well-positioned rectangular commercial site, prominently located on Elswick Road in the heart of Benwell, a busy residential area to the west of Newcastle City Centre. The site comprises a secure compound with perimeter walls and gated access, offering both privacy and security.

Included on the site is a detached office block, providing approximately 613 sq. ft. (57 sq. m.) of internal space, suitable for a range of administrative or operational uses. The total site extends to approximately 4,528 sq. ft. (420.6 sq. m.), offering ample external space for storage, parking, or further development (subject to necessary consents).

The property is currently occupied by a van hire business but is offered with vacant possession, presenting an excellent opportunity for owner-occupiers, investors, or developers. The site would lend itself to a variety of commercial uses, subject to securing the appropriate planning consents or change of use.

Tenure

Freehold

Rateable Value

The 2025 Rating List entry is Rateable Value £5,500

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.

Price

£175,000

Viewing

Strictly by appointment through this office.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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: I225 (Version 1)

Prepared: 24th April 2025

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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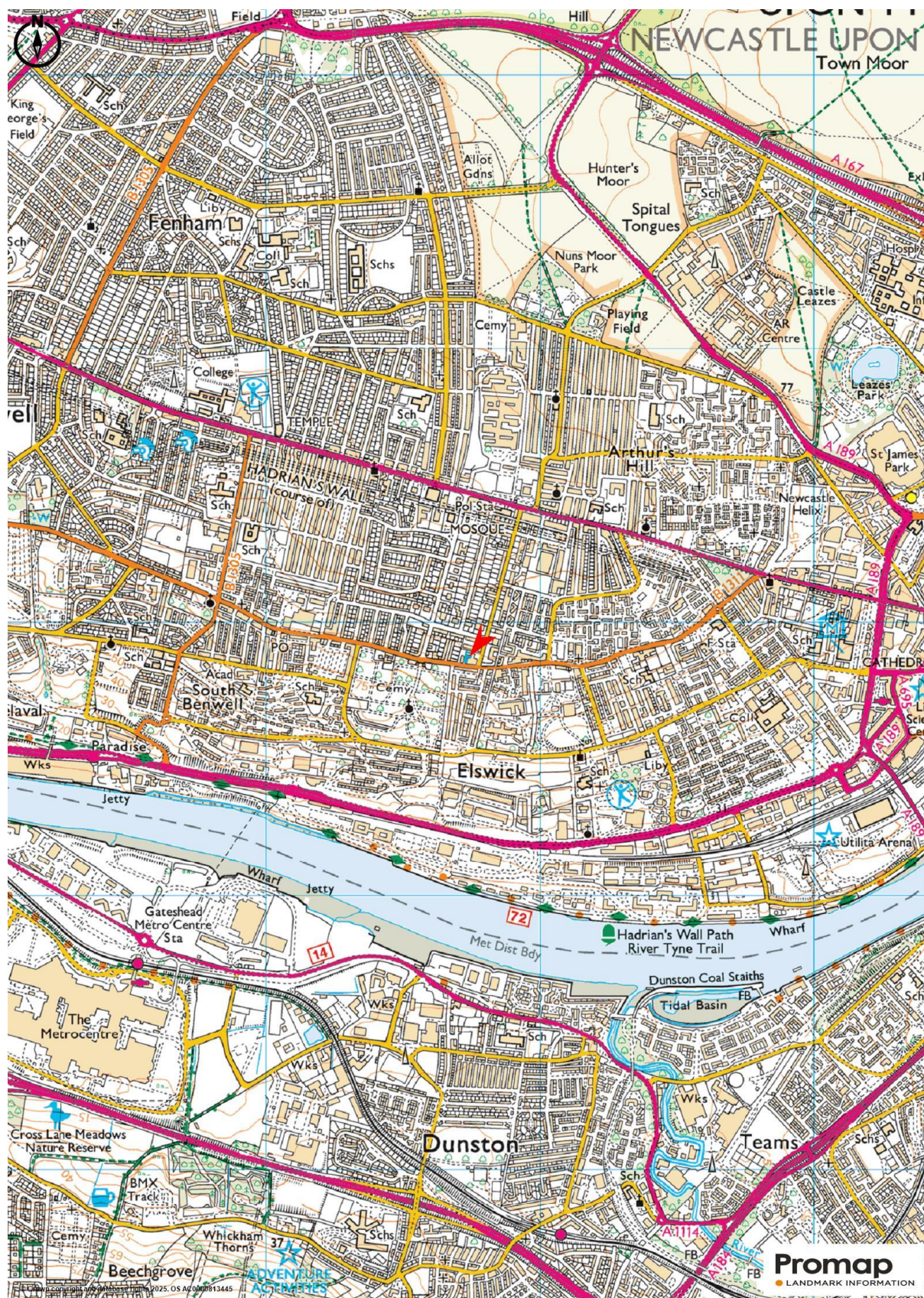
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