



12-14 Coldwell Street, Felling, Gateshead NE10 9HH

- Ground Floor Retail Unit & First Floor Two Bedroom Flat with Private Access
- Total Floor Area 105.9 sq. m. (1,140 sq. ft.)
- Full Refurbishment Required, Offering Potential to Add Significant Value
- Rear Yard Space and On-Street Parking
- Excellent Location Close to Local Amenities, Transport Links, and High Footfall
- Situated in an Established Commercial and Residential Area

Auction Guide Price £55,000 +

For Sale by Auction. Live Online Auction, bidding starts Thursday 29th May 2025

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The property is located on Coldwell Street in Felling, Gateshead which is South East of Newcastle upon Tyne. The property benefits from excellent passing trade and being opposite the recently complete development which has seen Asda, Boots, Greggs and Subway move in transforming the area.

Description

A versatile mid-terrace, two-storey sandstone property offering both residential and commercial potential, located in a prominent position in the heart of Felling.

Property Summary:

- Ground Floor: Retail unit with generous frontage
- First Floor: Spacious two-bedroom flat with private access
- Total Floor Area: Approx. 105.9 sq. m. (1,140 sq. ft.)
- Construction: Sandstone elevations beneath a pitched roof
- Outside: Rear yard space and on-street parking

Key Features:

- Mixed-use configuration – ideal for owner-occupiers, investors, or developers
- Excellent location close to local amenities, transport links, and high footfall
- On-street parking available
- Full refurbishment required – offering potential to add significant value
- Scope to reconfigure or modernise (subject to consents)
- Situated in an established commercial and residential area

This property represents an excellent investment opportunity, suitable for a range of uses including retail, office, or hospitality on the ground floor, with self-contained residential accommodation above.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Retail Area	30.51	328.4
Office	3.29	35.41
Store	3.05	32.82
Store	6.03	64.9
Store	5.60	60.27
Total	48.48	521.83
First Floor		
Living Room	22.45	241.64
Kitchen	6.6	71.04
Bedroom	15.56	167.48
Bedroom	6.51	70.07
Bathroom	6.33	68.13
Total	57.45	618.38
Net Internal	105.93	1,140.22

Title number

TY373209

Rateable Value

The 2025 Rating List entry is Rateable Value £3,450

Council Tax

A

Tenure

Freehold

Legal Pack

For a full legal pack on this property please contact: The Agents
Property Auction: 01661 831360

Auction

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Auction Guide Price

£55,000 +

Viewing

Strictly by appointment through this office.

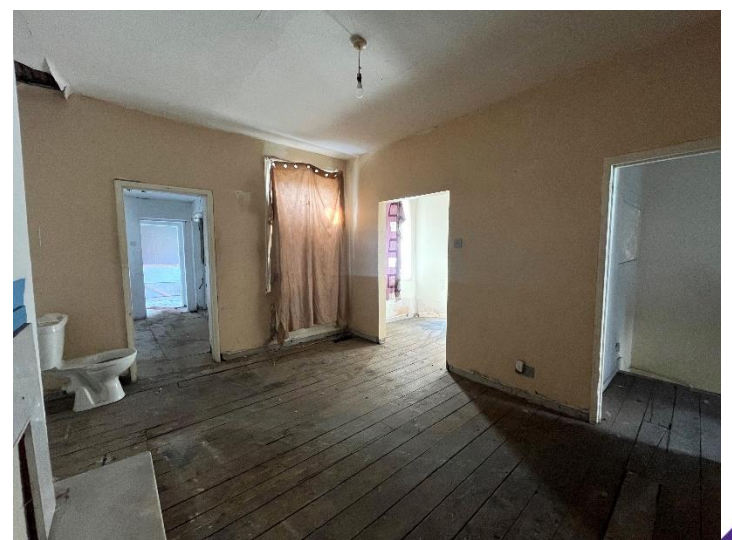
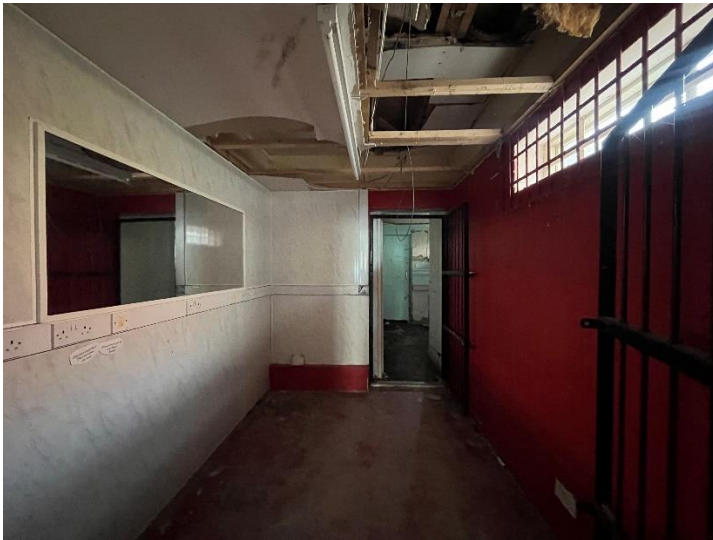
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Terms and conditions apply see: agentspropertyauction.com

Ref: I231 (Version 1)

Prepared: 01st May 2025

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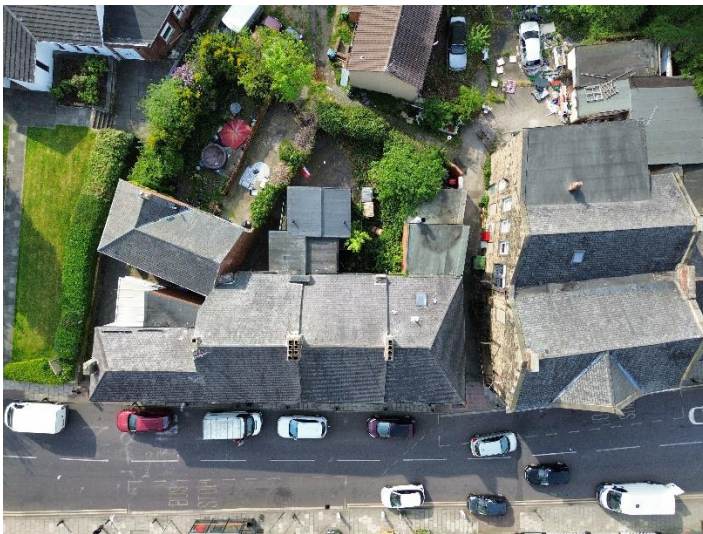
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