



**11 Riverside Studios Amethyst Road,
Newcastle Business Park, Newcastle upon Tyne NE4 7YL**

- Freehold investment opportunity
- Modern, two storey self-contained office, 103.06 sq. m. (1,109.3 sq. ft.)
- Attractive investment with a rental income of £18,000 + VAT pa
- 12.4% yield based on the auction guide price
- New 10-year FRI lease (starting Nov 2025) to North East Property Investments Ltd
- Three dedicated parking bays
- Picturesque riverside setting on the north bank of the River Tyne
- Prime position within Newcastle Business Park
- Excellent transport links, 5 minutes from city centre

Auction Guide Price £145,000 + vat

For Sale by Auction. Live Online Auction, bidding starts Thursday 11th December 2025

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

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Location

Riverside Studios is prominently situated within Newcastle Business Park, one of the city's most established and sought-after commercial locations. The park enjoys a picturesque riverside setting on the north bank of the River Tyne, just west of Newcastle city centre. The property benefits from excellent transport connections, with easy access to the A189 and A695, linking directly to the A1(M) and the wider regional road network. Newcastle city centre is approximately 5 minutes by car, providing convenient access to a wide range of business, retail, and leisure amenities. Public transport links are strong, with regular bus services operating along Scotswood Road and nearby routes, while Newcastle Central Station—offering mainline rail services across the UK—is within close proximity. Newcastle International Airport can be reached in around 15 minutes by car.

Newcastle Business Park is home to a number of well-known occupiers, including major national and international companies such as British Airways, the Environment Agency, and the Department for Work and Pensions, making it a vibrant and established business community. The surrounding area also provides riverside walks, cafés, and nearby fitness facilities, offering an attractive working environment for tenants and employees alike.

Description

We are pleased to bring to the market this investment opportunity comprising a self-contained ground and first-floor office unit within a modern two-storey terraced building. Extending to approximately 103.06 sq. m (1,109 sq. ft) net internal area, the property offers well-presented and flexible office accommodation suited to a range of commercial occupiers and providing a reliable income stream for investors. The ground floor includes a welcoming office area, kitchen, shower/W.C., and an additional office space, while the first floor provides a bright and spacious open-plan office, offering versatility for multiple workstations, meeting areas, or further subdivision to suit tenant needs.

Floor Area

Description	Sq. m.	Sq. ft.
Ground floor		
Office	24.35	262.05
Kitchen	2.60	27.99
Shower/W.C.	4.94	53.16
Office	15.17	163.29
First Floor		
Office	56.0	602.78
Net Internal	103.06	1,109.3

Rental Income

£18,000 plus VAT per annum

Tenant / Lease

The property is let to North East Property Investments Ltd on a new 10-year FRI lease, commencing November 2025, with a tenant break option at year 5. The tenant is responsible for the service charge, insurance, and all utilities.

Yield

12.4 % yield on guide price.

Tenure

Freehold

Service charge

There is a service charge payable every 6 months circa £440 which covers estate management, please note this is subject to change. The tenant will be covering these costs.

Auction Guide Price

£145,000 +

Auction

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Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £10,250

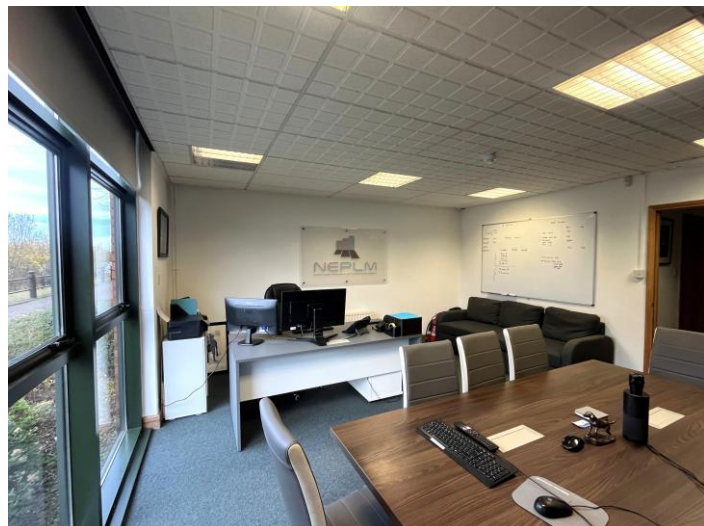
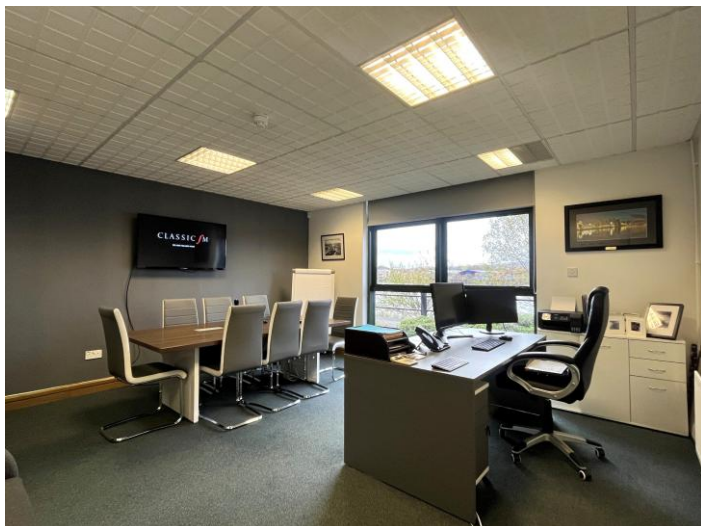
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Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility.
Any reference to alterations to, or use any part of the property does not mean that any necessary 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.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.
- Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

Ref: I336 (Version 1)

Prepared: 13th December 2025

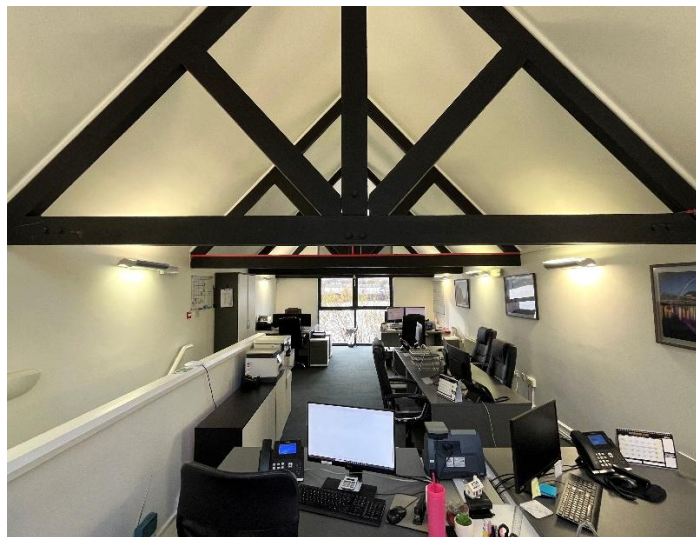
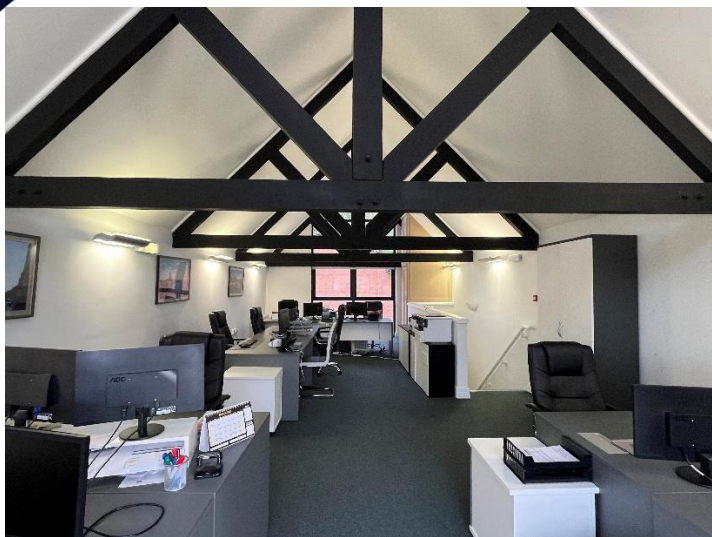
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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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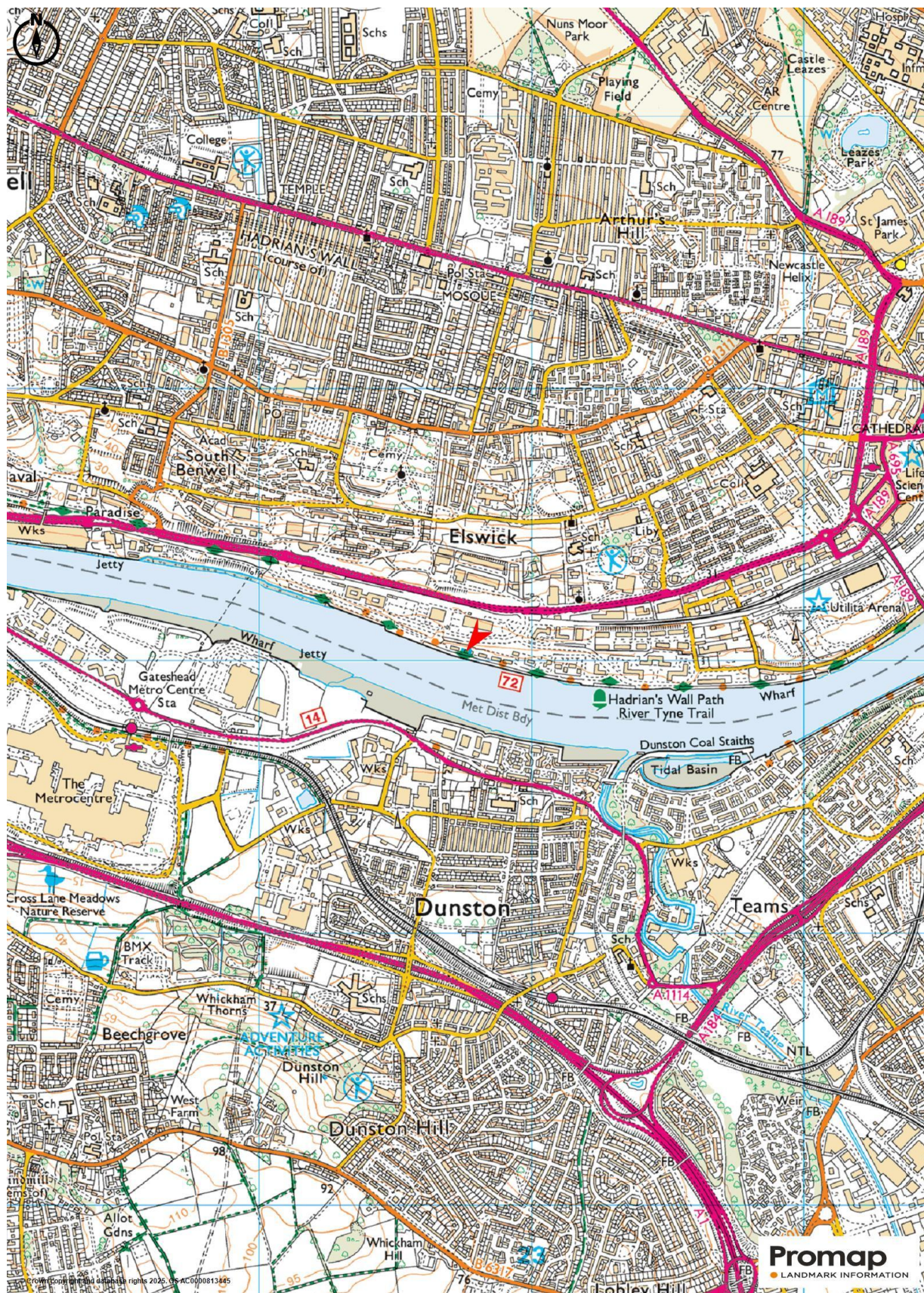
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