


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Front Street, Newbiggin-By-The-Sea NE64 6AD

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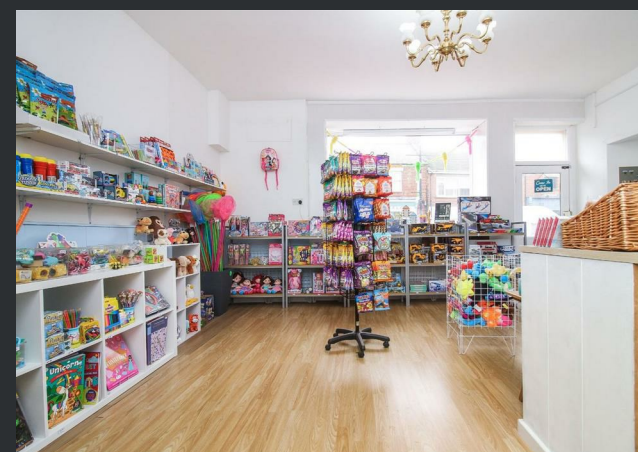
## Offers Over £335,000

Signature North East is delighted to present this exceptional property on Front Street in the charming village of Newbiggin-By-The-Sea. Ideally positioned in the heart of the village, this property offers a unique opportunity for those seeking a blend of commercial and residential living.

The commercial space on the ground floor is ideal for setting up a shop, office, or any business venture you desire, boasting the potential for a lucrative income stream. Imagine the convenience of having your business just downstairs while enjoying the comfort of a residential space on top. This setup not only offers practicality but also a sense of exclusivity.

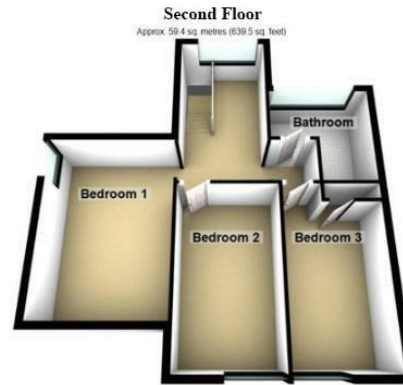
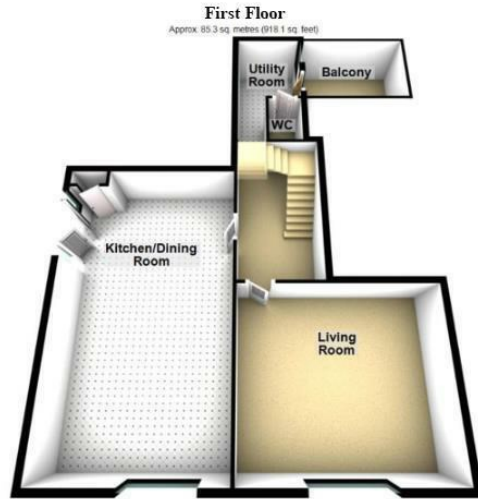
Above the commercial area, there is a residential masionette which can be accessed directly through the shop. There is also the possibility of creating a private entrance to the residential space by reinstating the original corridor to separate the residential and commercial entrances. In the residential area, you will find a spacious living room, an open-plan kitchen and dining room, a utility room with outdoor access to a patio/veranda with sea views, and on the 2nd floor, three well-appointed double bedrooms and a three-piece family bathroom.

Whether you are looking to invest in a rental property or establish your own business, this property presents a versatile and exciting opportunity.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 144.7 sq. metres (1557.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property. Plan produced using PlanUp.



Total area: approx. 72.0 sq. metres (775.2 sq. feet)

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## Measurements:

Living Room  
17'10" x 15'10"

Kitchen / Dining Room  
27'1" x 15'7"

Utility Room  
12'9" x 6'6"

WC  
5'0" x 3'4"

Bedroom One  
15'6" x 11'0"

Bedroom Two  
15'1" x 8'7"

Bedroom Three  
15'1" x 8'2"

Bathroom  
9'0" x 8'11"

Shop  
15'5" x 14'10"

Shop  
17'7" x 16'0"

Store Room  
15'5" x 10'4"

WC  
4'1" x 3'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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