

# SIGNATURE

## NORTH EAST

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📍 East Percy Street, North Shields NE30 1DT



# East Percy Street, North Shields NE30 1DT

**Offers Over £450,000**

## DEVELOPMENT OPPORTUNITY

With Permitted Development Rights for residential conversion in place, this is a rare opportunity to acquire a substantial and versatile property in the heart of the Fish Quay. The current office space was designed to allow for an easy transformation back into a home, giving you the exciting ability to design a home that works for you.

## DESCRIPTION

Signature North East proudly presents this exceptional property, with the potential for conversion into one or multiple residential dwellings, this property provides flexibility for both residential and business opportunities.

Situated on East Percy Street, it is surrounded by a vibrant mix of thriving businesses and residential homes, all set against stunning coastal views. Its prime location offers excellent connectivity, with Tynemouth Metro Station nearby and the Coast Road providing direct access to Newcastle City Centre and the A19. Additionally, adjacent land is undergoing high-end development, though the elevation difference ensures the views remain unaffected and the overall area is significantly enhanced.

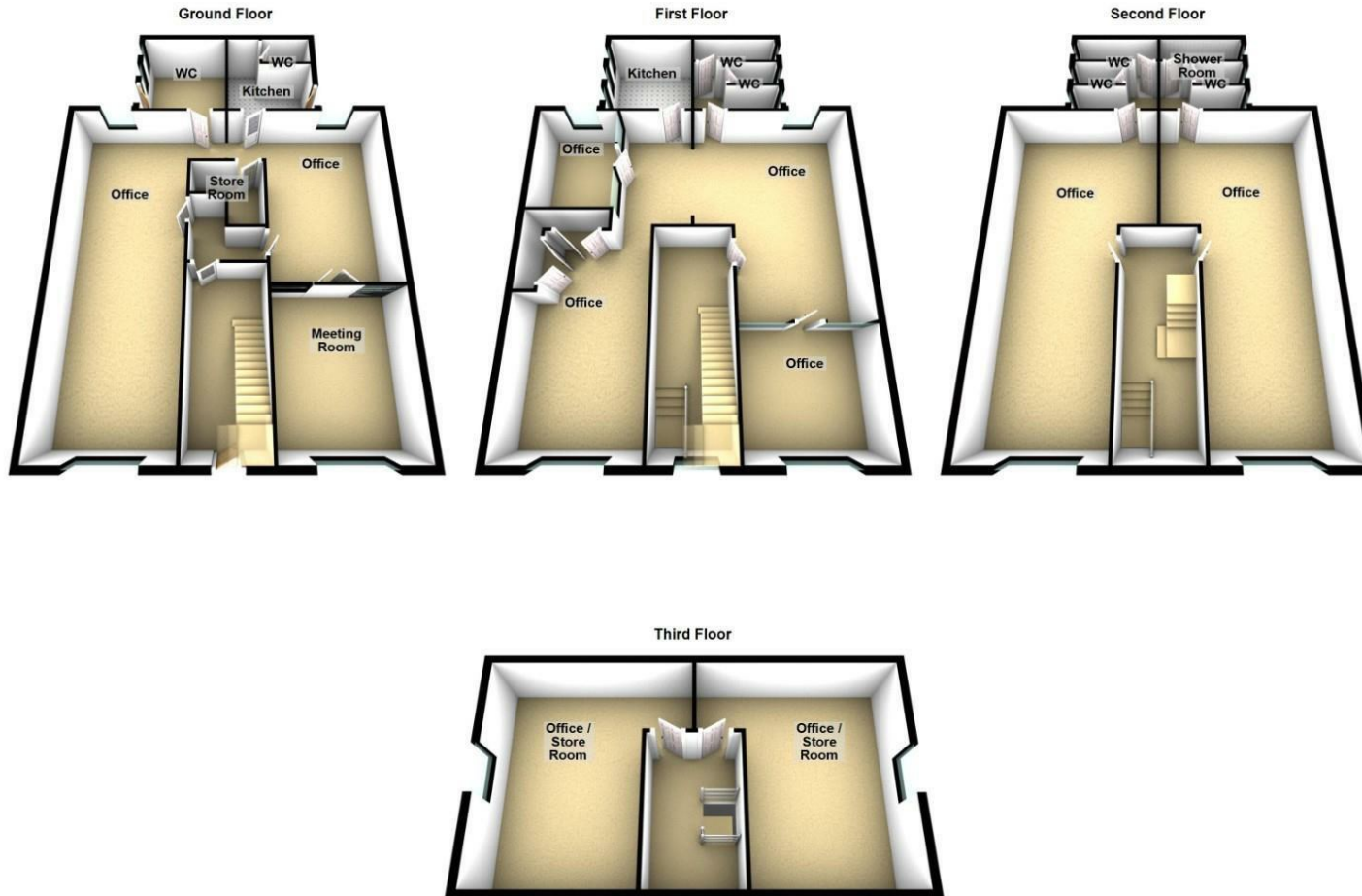
Spanning four floors, this impressive property provides extensive office and storage space, designed for a dynamic business environment. The layout includes open-plan office areas, alongside a meeting room and two private offices. Kitchen facilities and W.Cs on the ground, first, and second floors enhance convenience, while a central staircase ensures seamless access. Each floor benefits from independent electrical and internet wiring, as well as individual boilers and heating systems.

If you are looking for your new home, but nothing available suits your wants and needs, this outstanding property in a prime North Shields location, could be the opportunity not to be missed.



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

# PROPERTY FLOORPLAN



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.

## AMENDED MEASUREMENTS

### Ground Floor

Office  
32'5" x 11'10"

Office  
18'2" x 11'10"

Meeting Room  
13'11" x 11'10"

Store Room

W.C  
9'3" x 8'11"

Kitchen  
8'11" x 9'3"

### First Floor

Office  
19'1" x 8'3"

Office  
21'5" x 15'7"

Office  
10'7" x 11'10"

Office  
10'10" x 7'11"

Kitchen  
9'3" x 8'11"

W.Cs  
9'3" x 8'11"

### Second Floor

Office  
32'5" x 11'10"

Office  
32'5" x 11'10"

W.Cs  
9'3" x 8'11"

W.C & Shower Room  
9'3" x 8'11"

### Third Floor

Office / Store Room  
17'3" x 11'10"

Office / Store Room  
17'3" x 11'11"









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