



## 16-18 Maple Avenue, Dunston, Gateshead NE11 9XJ

- Freehold Chinese takeaway with three-bedroom maisonette
- Takeaway extending to 42.24 sq. m. (454.6 sq. ft.)
- Three-bedroom maisonette 65.77 sq. m. (707.8 sq. ft.)
- Private parking available to the front of property
- Ideal for owner-operators or buy-to-let investors
- Qualifies for zero business rates, subject to eligibility
- Sold with vacant possession, previous tenant retired

**Price: £179,950 Freehold**

# COMMERCIAL

## Location

This property occupies a prominent position on Maple Avenue in Dunston, Gateshead, within a thriving residential and local retail area. The location benefits from excellent visibility and passing trade, with nearby shops, eateries, and essential services all within walking distance. Public transport links are readily accessible, connecting to Gateshead town centre, Newcastle, and surrounding areas. The area enjoys a strong community presence and steady footfall, making it an ideal location for a takeaway business.

## Description

An excellent opportunity to acquire a mid-terraced, three-storey mixed-use property prominently positioned within Dunston. The property benefits from a traditional pitched roof and offers both commercial and residential accommodation, making it an attractive proposition for an owner-occupier or investor alike.

The ground floor extends to approximately 42.24 sq. m. (454.66 sq. ft.) and is currently configured as a Chinese takeaway. The accommodation comprises a main service area, kitchen, staff WC and ancillary storage areas. The unit has been occupied by a Chinese takeaway for many years but became vacant on the 1<sup>st</sup> May 2026 as the previous tenant retired.

The upper parts comprise a spacious two/three-bedroom maisonette arranged over the first and second floors, extending to approximately 65.7 sq. m. (708 sq. ft.). The first floor provides a living room, kitchen, two bedrooms and a bathroom. The second floor features an additional bedroom within a converted loft space, benefitting from Velux roof windows which provide good levels of natural light.

Externally, there is parking to the front of the property. The residential accommodation benefits from a separate access, enhancing both privacy and flexibility of use. Overall, the property presents a versatile mixed-use investment opportunity or an ideal purchase for an owner-operator seeking to combine business and residential accommodation within a single premises.

## Rateable Value

The 2026 Rating List entry is Rateable Value £3,300

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.

## Council Tax

Band A

## Tenure

Freehold

## EPC Rating

D

Area	Sq. m.	Sq. ft
<b>Ground floor</b>		
Service area	19.32	207.95
Kitchen	13.01	140.03
W.C	3.23	34.76
Stores	6.68	71.90
<b>Total</b>	<b>42.24</b>	<b>454.66</b>
<b>First Floor</b>		
Living Room	16.28	175.23
Bedroom	10.29	110.76
Bedroom	11.88	127.87
Kitchen	5.83	62.75
Bathroom	3.52	37.88
<b>Second Floor</b>		
Bedroom	17.97	193.42
<b>Total</b>	<b>65.77</b>	<b>707.94</b>
<b>Net internal</b>	<b>108.01</b>	<b>1,162.60</b>

## Viewing

Strictly by appointment through this office.

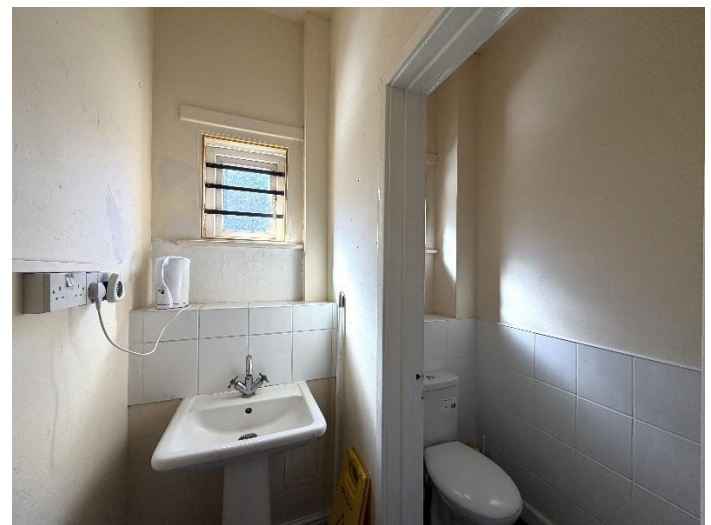
## Important Notice

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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

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Amended: 01/05/2026

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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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