

- Mixed use investment opportunity
- Ground floor commercial salon & Self-contained one-bedroom flat
- Rental income £18,000 per annum
- Net internal area 1,116 sq. ft. (103.6 sq. m.)
- Recently refurbished throughout with modern upgrades
- Free off-street parking available on site
- Coastal location near shops, amenities & 250m from seafront
- Ideal for investors seeking flexible income opportunity



**1-2 Huddleston, Cullercoats,
North Tyneside NE30 4QS**

**Tenure: Freehold
Offers Over £275,000**

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Location

Situated in the heart of the highly sought-after coastal village of Cullercoats, 1–2 Huddleston enjoys a prominent position within a vibrant mixed residential and leisure area, just moments from the seafront and beautiful sandy beaches. The property benefits from excellent footfall and visibility, with a range of independent shops, cafés, restaurants and local amenities nearby. The location is well connected, with easy access to the nearby towns of Tynemouth and Whitley Bay, while Newcastle city centre is approximately 20 minutes away by Metro or road. Tyne and Wear Metro services are available from Cullercoats Metro Station, providing convenient transport links throughout the region.

Description

This attractive two-storey end-terrace investment property comprises a refurbished ground floor commercial unit together with a self-contained one-bedroom first floor flat, offering a secure and diversified income stream. The ground floor is let to Bodyworks Salon, a flotation and beauty centre with a strong local client base. The tenant has a new 3-year lease from September 2025, producing a fixed rental income of £18,000 per annum, providing investors with immediate and reliable cashflow. The business offers a wide range of treatments including facials, body therapies, reflexology, eye treatments, waxing and flotation therapy, ensuring consistent demand for the premises.

The commercial accommodation has recently undergone a comprehensive refurbishment programme, significantly reducing future capital expenditure for an incoming investor. Works include: New concrete floor Replacement flat roof and ceiling, New gas central heating boilers, Full electrical rewire, Complete redecoration throughout, These upgrades ensure the property is presented to a high modern standard, enhancing tenant retention and long-term investment stability. The first floor flat is fully self-contained and accessed independently, this dual-use configuration strengthens the asset's resilience and broadens its appeal to investors seeking mixed-use holdings.

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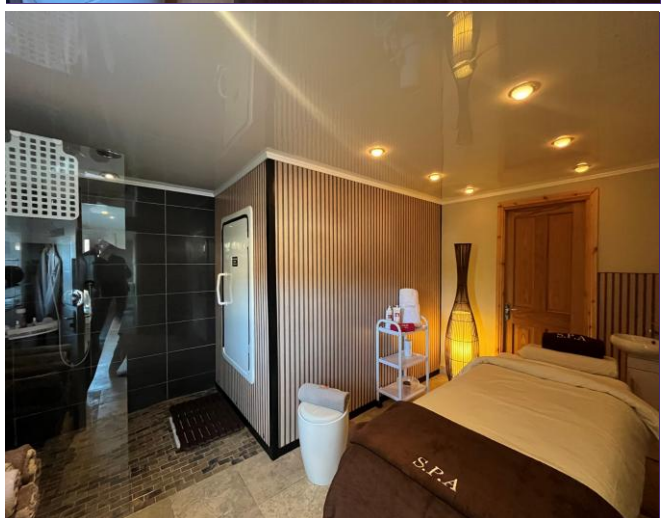
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Overall, the property offers a well-refurbished, income-producing investment with a secure commercial tenant, minimal foreseeable maintenance liabilities, and scope for further value through the residential element.

Accommodation

Area	sq. m.	sq. ft.
Ground Floor Salon		
Reception	14.27	153.60
Lounge	13.86	149.18
Treatment Room	5.4	58.12
Treatment Room	6.73	72.44
Flotation Room	13.6	146.38
Kitchen	5.59	60.17
W.C	1.09	11.73
Store	1.36	14.63
Total	61.9	666.28
First Floor Flat		
Living Room	18.61	200.31
Kitchen	7.84	84.38
Bedroom	10.4	111.94
Shower Room	3.28	35.30
Store	0.81	8.71
Store	0.84	9.04
Total	41.78	449.71
Net Internal	103.68	1,116





Viewing Arrangements

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £5,300

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

Information Notice

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3. Any areas, measurements and distances given are approximate only.

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Amended: 25th August 2026

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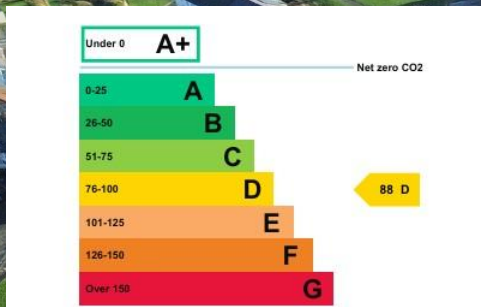
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 The Property Ombudsman

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