SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

East Percy Street

NORTH SHIELDS, NE30 1DT

OFFERS OVER

£425,000

5 BEDROOMS · 0 BATHROOMS · NULL RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

East Percy Street

OFFERS OVER £425,000 · FREEHOLD

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.

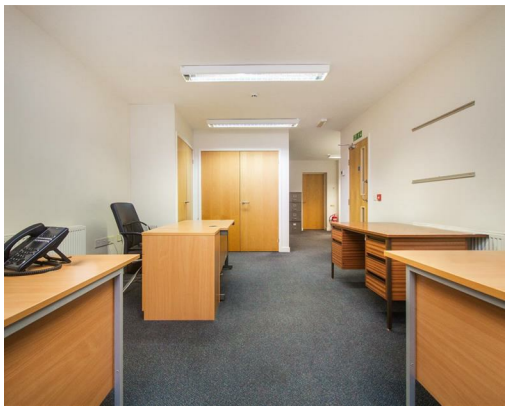
DESCRIPTION

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.





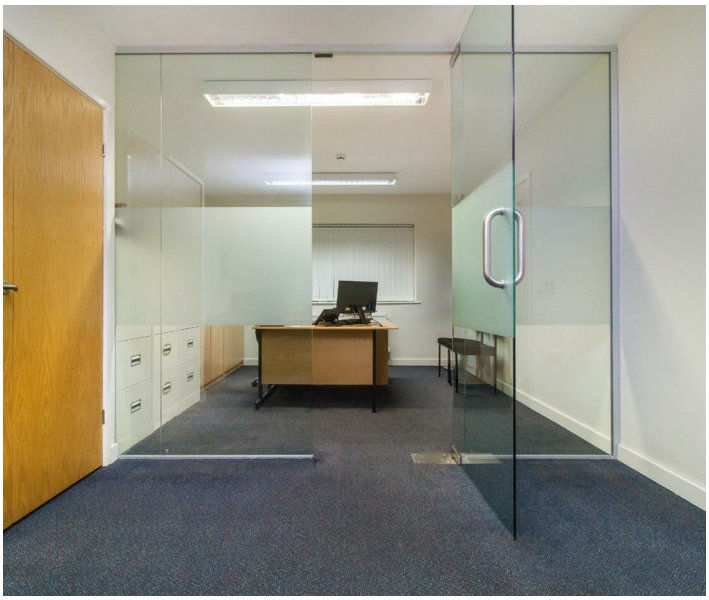
KEY FEATURES

- Substantial Fish Quay building
- Permitted development for residential
- Potential for one or more homes
- Kitchens & WCs on three floors
- Individual boilers per floor
- Near Tynemouth Metro & Coast Road

- Council Tax Band
- EPC Rating









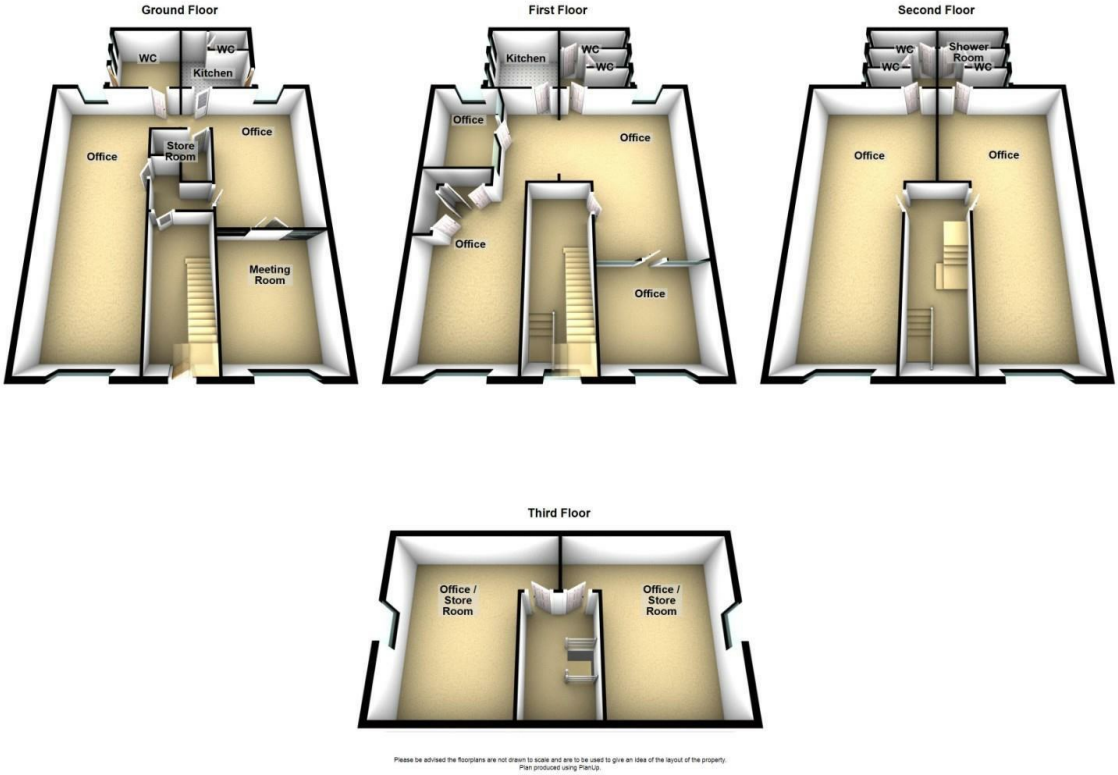


ACCOMMODATION

Room Dimensions

AMENDED MEASUREMENTS	
Ground Floor	
Office	9.89 x 3.62 (32'5" x 11'10")
Office	5.54 x 3.62 (18'2" x 11'10")
Meeting Room	4.26 x 3.62 (13'11" x 11'10")
Store Room	
W.C	2.84 x 2.72 (9'3" x 8'11")
Kitchen	2.72 x 2.84 (8'11" x 9'3")
First Floor	
Office	5.82 x 2.52 (19'1" x 8'3")
Office	6.54 x 4.76 (21'5" x 15'7")
Office	3.25 x 3.62 (10'7" x 11'10")
Office	3.32 x 2.42 (10'10" x 7'11")
Kitchen	2.84 x 2.72 (9'3" x 8'11")
W.Cs	2.84 x 2.72 (9'3" x 8'11")
Second Floor	
Office	9.89 x 3.62 (32'5" x 11'10")
Office	9.89 x 3.62 (32'5" x 11'10")
W.Cs	2.84 x 2.72 (9'3" x 8'11")
W.C & Shower Room	2.84 x 2.72 (9'3" x 8'11")
Third Floor	
Office / Store Room	5.28 x 3.62 (17'3" x 11'10")
Office / Store Room	5.28 x 3.65 (17'3" x 11'11")

FLOOR PLAN



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.

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.