

- Substantial three storey end terrace property
- Rental income £31,000 per annum
- Attractive 15.5% yield based on £199,950 guide price
- Fully occupied by solicitors & retailer
- Net internal area 5,240 sq. ft. (486.8 sq. m.)
- Prime high street position with busy footfall
- Excellent investment opportunity
- Designated parking to the rear



Prime Freehold Retail/Office Investment

230/232 Shields Road,
Newcastle upon Tyne NE6 1DU

Auction Guide Price £199,950 +

For Sale by Auction. Live Online Auction, bidding starts
Thursday 26th February 2026. Terms & Conditions apply,
see website: www.agentspropertyauction.com

Tenure: Freehold

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Location

The subject property is prominently located on Shields Road being on the north side of the street opposite the swimming pool. Shields Road is a very busy suburb of Newcastle upon Tyne and benefits from a very high level of footfall. Nearby retailers include a selection of local independents as well as National High Street Retailers including Iceland, Wilkinsons, Greggs, Boots and William Hill. The area is also well served by public transport having regular bus services and a metro station.

Description

We are pleased to present this substantial end-terrace, three-storey retail and office investment opportunity, prominently positioned and fully let. The property is divided into two self-contained units. V Smart Idea, a homeware, travel, and commercial retailer, occupies the ground floor, extending to approximately 1,950 sq. ft. (181 sq. m.). The accommodation comprises a retail sales area, storage, kitchen, and WC facilities. Singleton Winn Connell Solicitors occupies the first and second floors, providing a total floor area of approximately 3,290 sq. ft. (305.65 sq. m.). The space comprises various offices, meeting rooms, storage areas, kitchen, and WC facilities. This fully tenanted asset offers investors a strong income stream from two tenants within a well-configured, multi-level premises.

Tenant	Accommodation	Sq. ft.	Rent	Lease Details
No.232 Singleton, Winn, Connell Solicitors	First Floor Second Floor	2,200 1,090	£15,000	We have been verbally informed they have been in occupation for 20 + years with the current lease rolling over.
No.230 V Smart Idea	Ground Floor	1,950	£16,000	10-year lease from February 2014, the tenant has 4 breaks, every 2.5 years from start of lease. Rent review at each break (RPI) upwards only.

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Yield

Attractive 15.5% yield based on £199,950 guide price

EPC Rating

B

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Viewing Arrangements

Strictly by appointment through this office.

Rateable Value (230 Shields Road)

The 2026 Rating List entry is Rateable Value £15,000.

Rateable Value (232 Shields Road)

The 2026 Rating List entry is Rateable Value £21,500.



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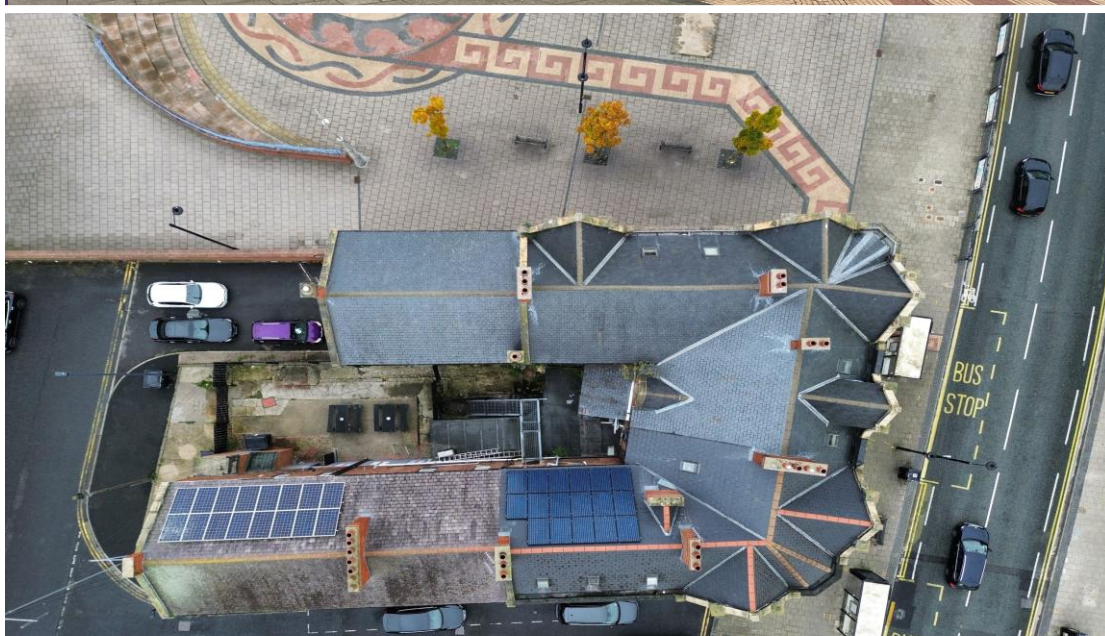
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Prepared 11th February 2026

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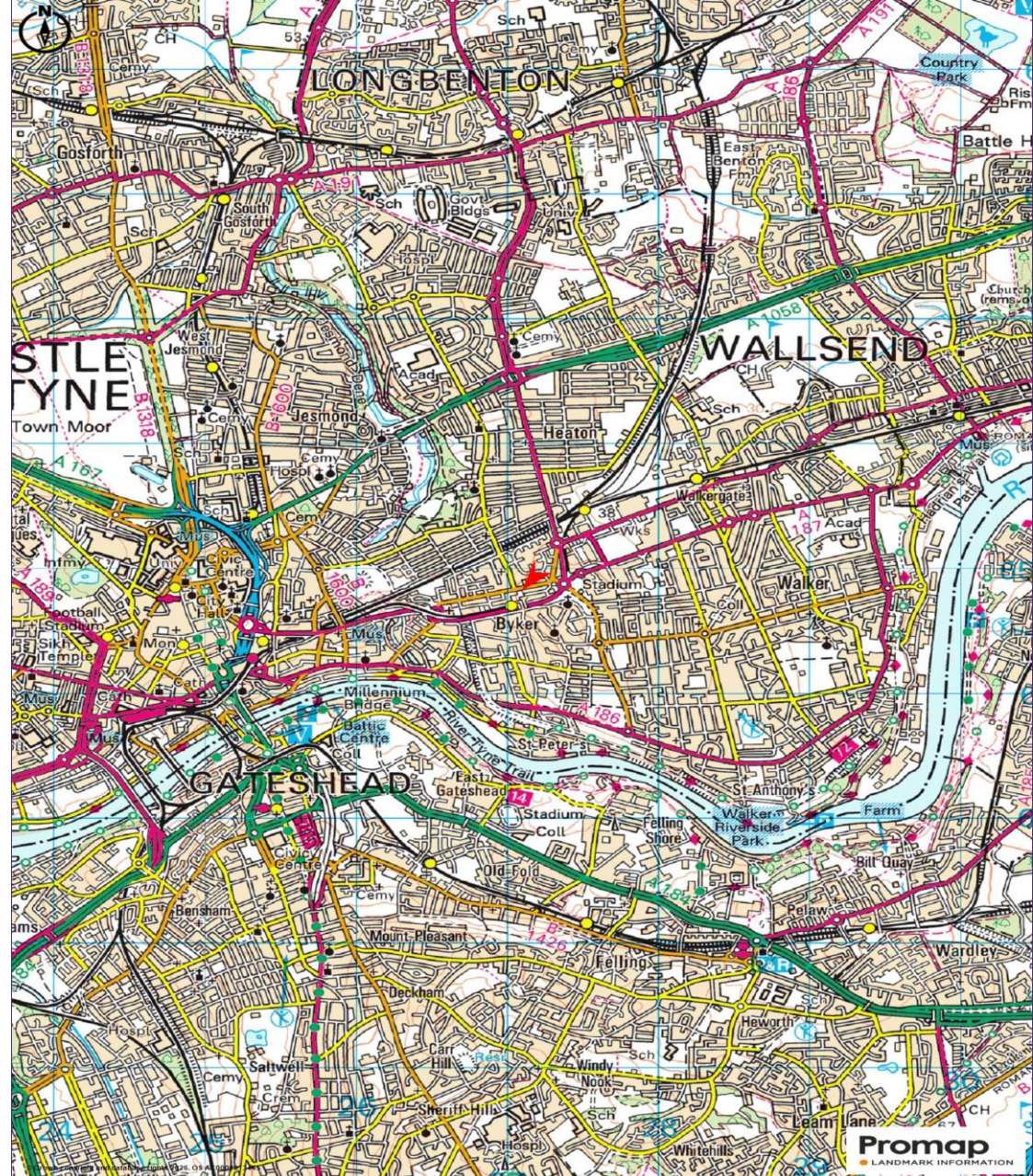
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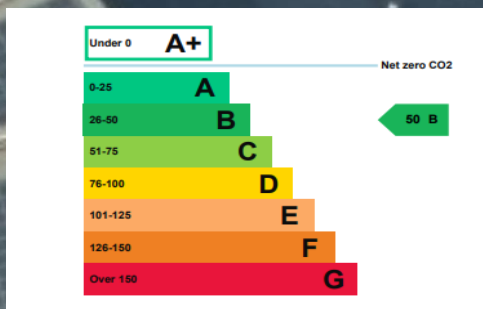
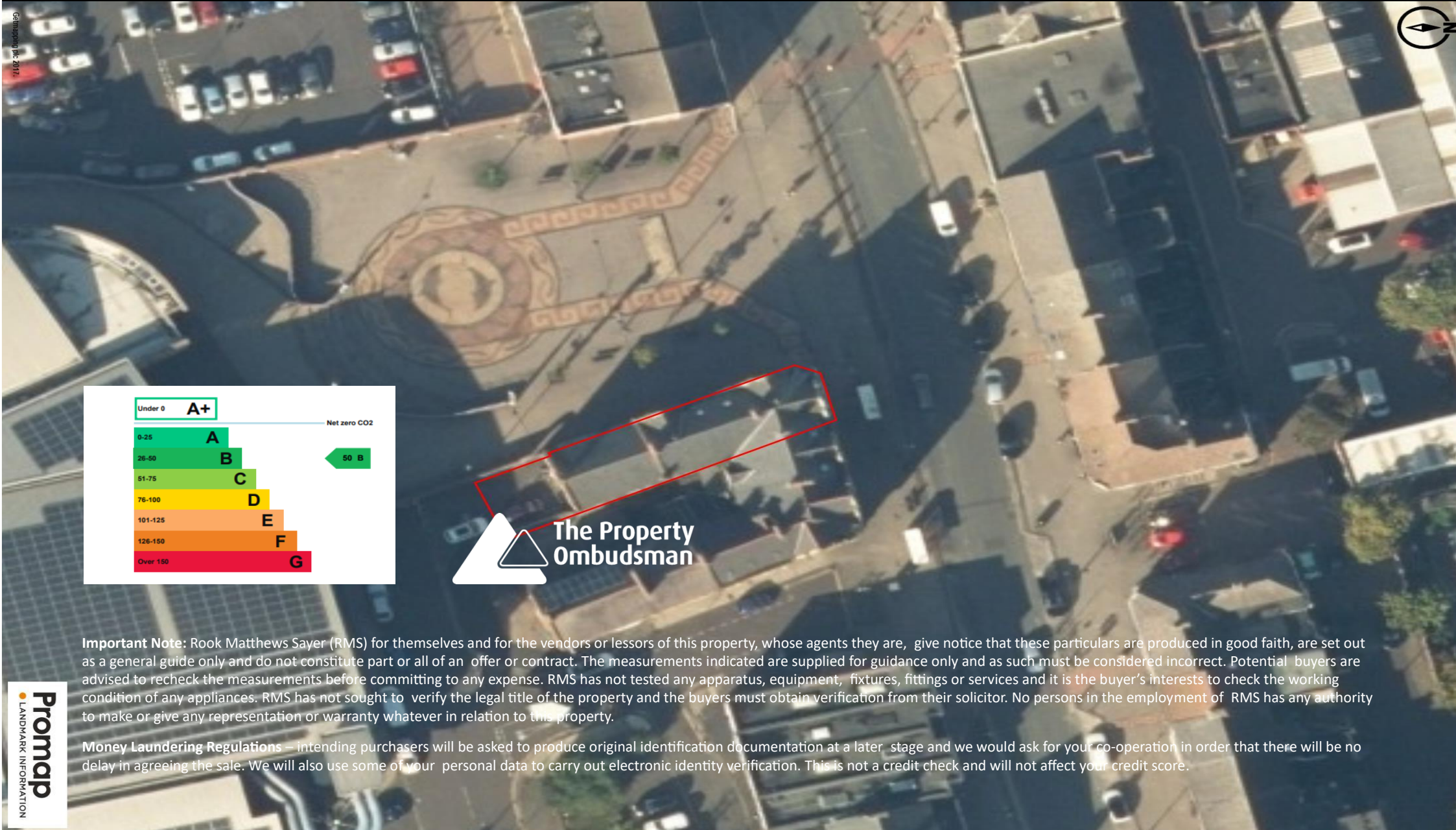
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**The Property
Ombudsman**

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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