

- 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 26<sup>th</sup> February 2026. Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://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.

**Yield**

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

**EPC Rating**

B

**Tenure**

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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.

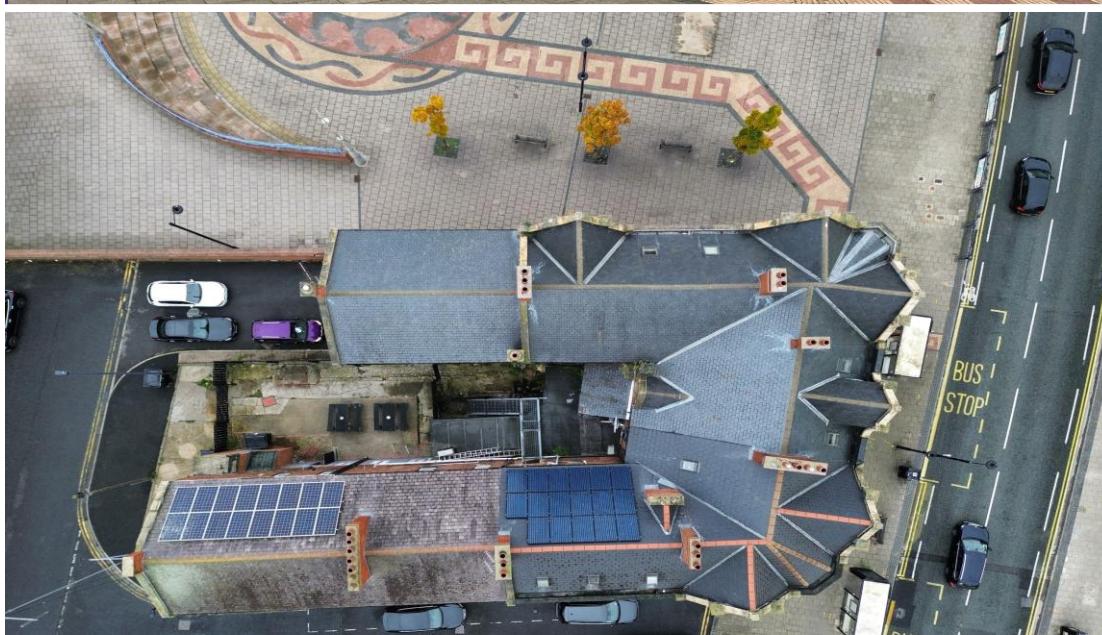




#### Information Notice

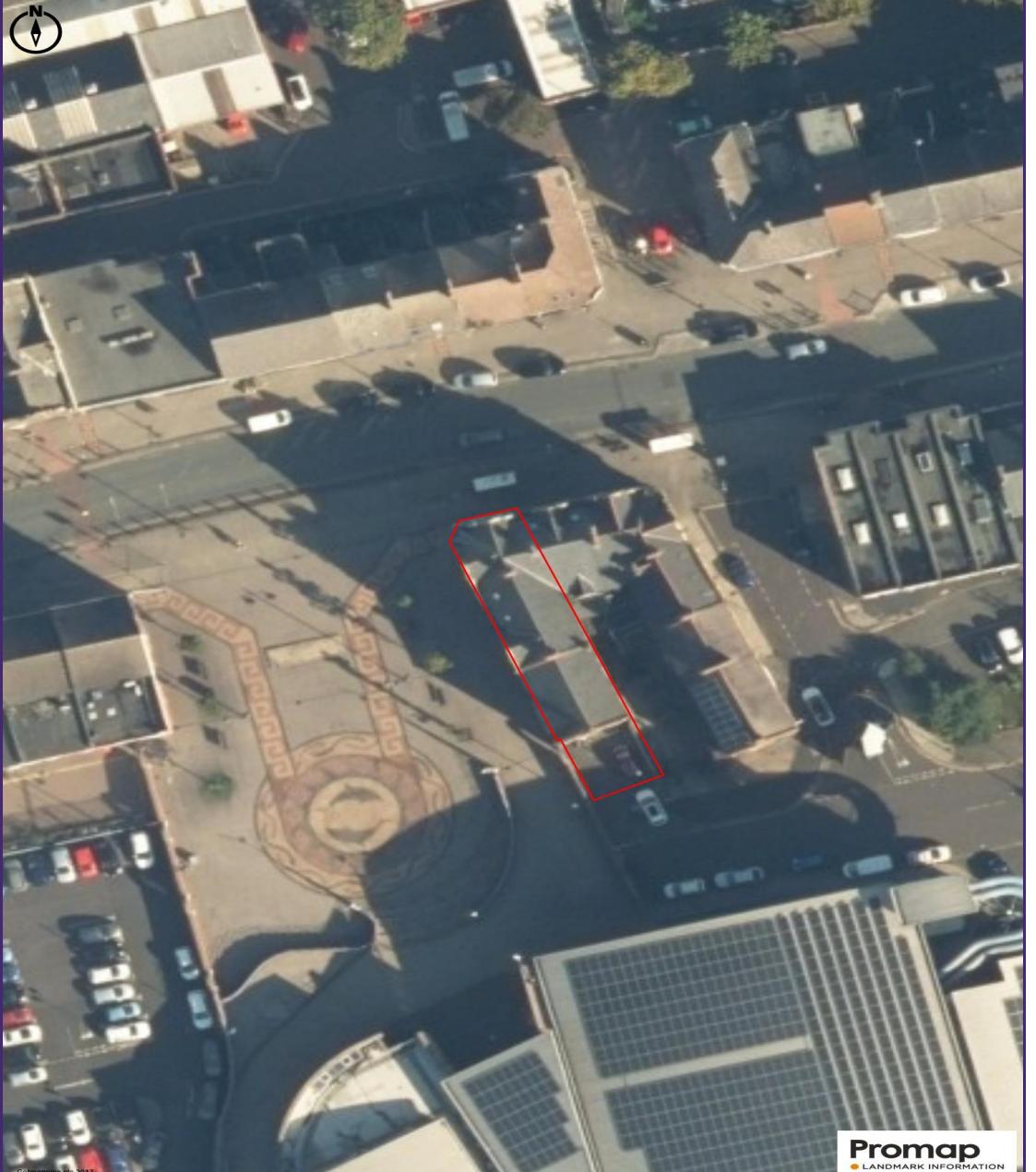
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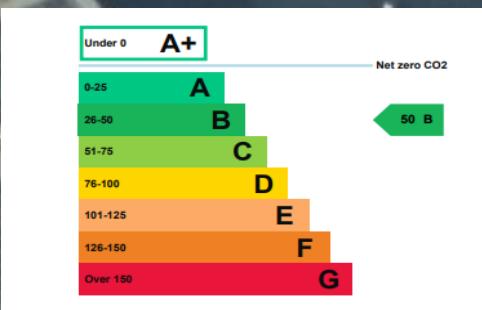
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**The Property  
Ombudsman**

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