

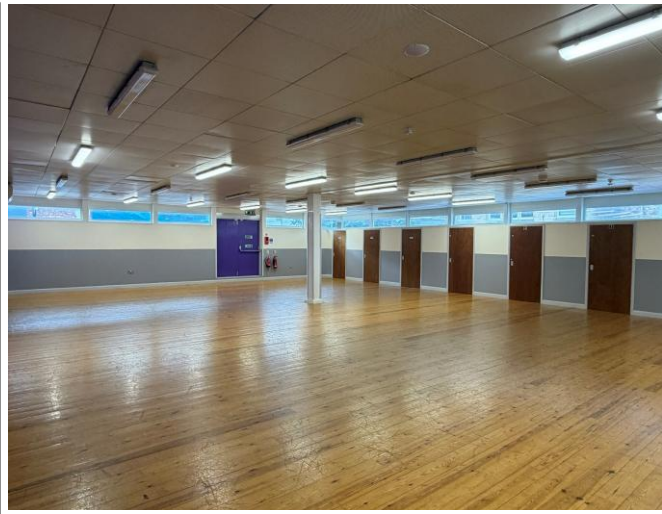
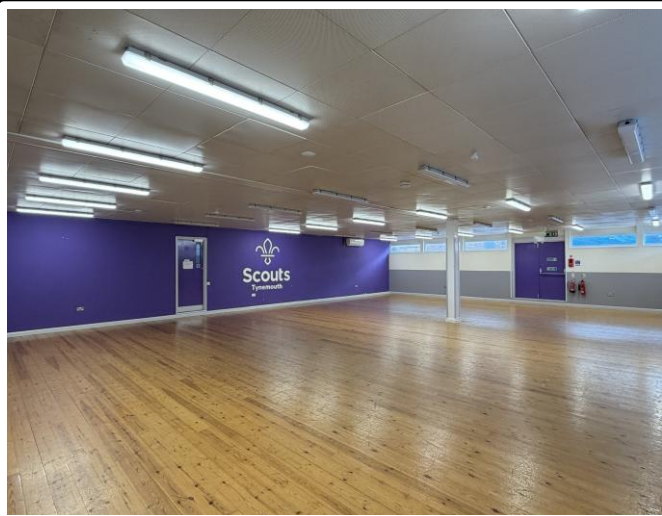
- Substantial single-storey former Scouts building
- Floor area circa 360 sq. m. (3,875 sq. ft)
- Large open-plan hall / Meeting rooms & office accommodation
- Prominent town centre location
- Suitable for a variety of uses (subject to planning)
- Sold with vacant possession
- Excellent redevelopment, owner-occupier or investment



**31/35 Norfolk Street,
North Shields, NE30 1NQ**

Former Scouts Centre
Tenure: Freehold
Price: £250,000

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Location

31–35 Norfolk Street occupies a prominent position within the established town centre of North Shields, a vibrant coastal town located approximately 8 miles east of Newcastle upon Tyne. The property benefits from excellent accessibility and visibility, situated close to the junction of Norfolk Street and Bedford Street, within walking distance of the town's principal retail, leisure and transport amenities.

North Shields has undergone significant regeneration in recent years, with substantial investment in the town centre, Fish Quay and surrounding residential areas. The property is located close to a mix of residential, commercial and community uses, making it well suited to a variety of alternative uses, subject to any necessary consents.

The area is well served by public transport, with North Shields Metro Station located a short walk away, providing direct connections to Newcastle city centre, Tynemouth, Whitley Bay and Sunderland. The nearby A19 and A1058 Coast Road offer convenient access throughout Tyneside and the wider North East region.

The surrounding area comprises a diverse mix of residential housing, local businesses, educational facilities, community organisations and leisure amenities, creating a strong catchment population and making the property suitable for a range of occupiers including community groups, educational providers, health and wellbeing operators, places of worship, leisure uses, offices, studios, day nurseries, training centres and redevelopment opportunities, subject to planning permission.

The property's central location, excellent connectivity and flexible accommodation present an attractive opportunity for owner-occupiers, investors and developers alike.

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T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

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Description

A rare opportunity to acquire a substantial single-storey building extending to approximately 360 sq m (3,875 sq ft), prominently situated within North Shields town centre and offered with the benefit of vacant possession.

The property is currently occupied by the local Scouts organisation and has been well maintained over the years, providing versatile accommodation that would lend itself to a variety of alternative uses, subject to obtaining any necessary planning permissions and consents.

Internally, the accommodation is centred around a large open-plan multi-purpose hall with timber flooring, complemented by a range of ancillary accommodation including meeting rooms, offices, kitchen facilities, accessible and standard WC facilities, extensive storage areas and associated support space. The layout offers flexibility for continued community use or adaptation for a range of commercial, educational, leisure, healthcare, fitness, religious, nursery, training, studio or other occupier requirements.

The building benefits from multiple access points, disabled access, good natural light, gas-fired central heating, modern office accommodation and extensive storage provision. Externally, the property occupies a prominent corner position with excellent visibility and access from Norfolk Street and surrounding roads.

Floor Area

360 sq. m. (3,875 sq. ft.)

Tenure

Freehold



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**Price**

£250,000

Rateable Value

The 2026 Rating List entry is Rateable Value £ TBC

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

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

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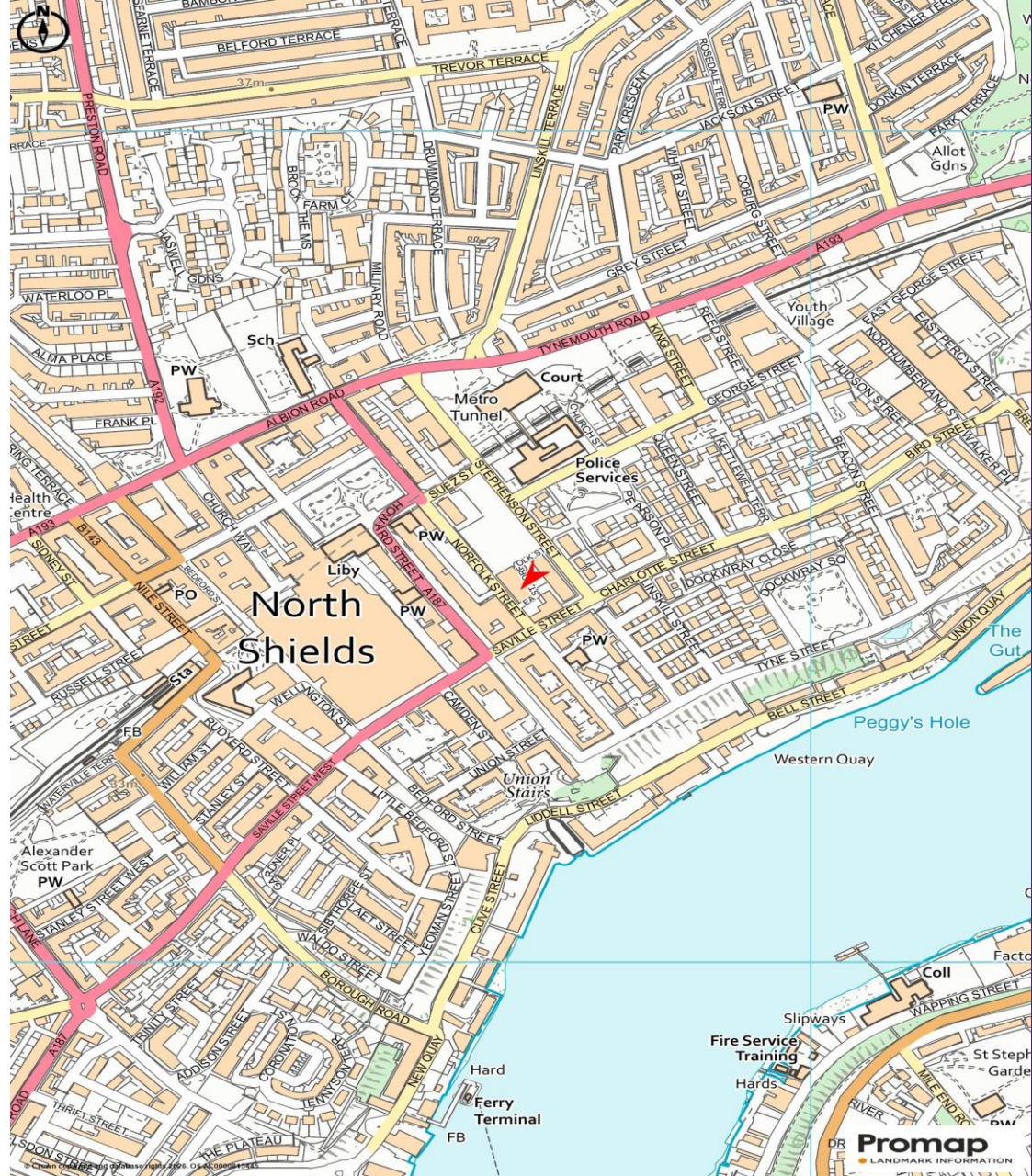
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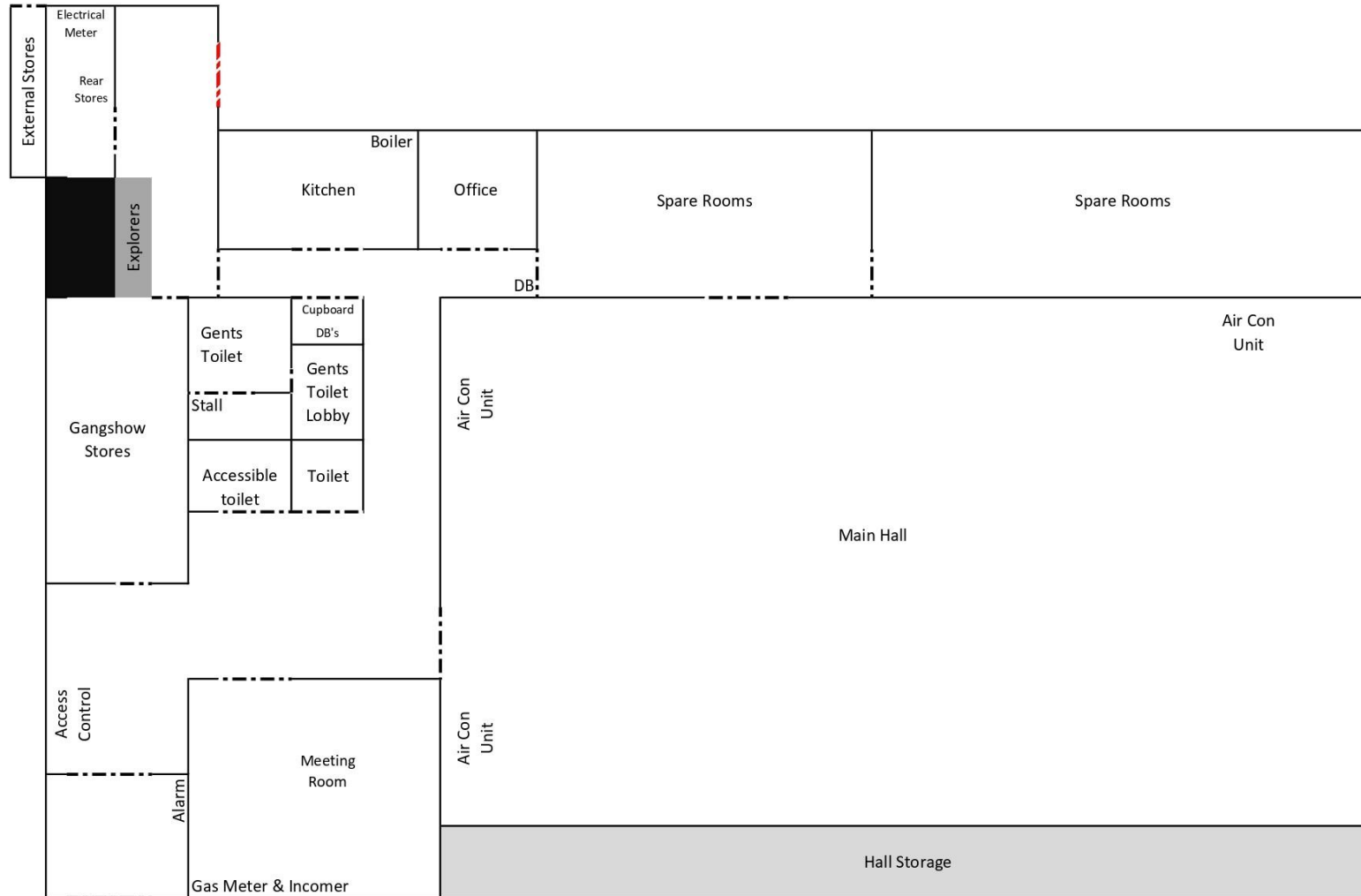
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Tynemouth Scouts HQ Layout

Emergency Exit

Door



NTS - JV - January 23

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