



Whickham House

275 Bensham Road, Gateshead NE8 1UU

- Detached two-storey public house
- Includes 2–3 bedroom manager's flat with access
- Total floor area 195 sq. m. (2,100 sq. ft.)
- Excellent visibility and strong passing trade
- Exciting opportunity for both owner-occupiers and investors
- Suitable for multiple alternative uses (STP)
- Freehold with vacant possession

Freehold £225,000

COMMERCIAL

Location

Whickham House is prominently situated on Bensham Road in Gateshead, a well-established and busy thoroughfare connecting Gateshead town centre with the popular residential suburbs of Bensham and Saltwell. The property benefits from excellent visibility and steady passing trade, and is surrounded by a mix of residential housing, local shops, and community amenities. Gateshead Metro Station is 0.9 miles to the north east and there are local bus routes serviced from outside of the property.

Description

We are delighted to bring to the market *Whickham House* — a detached, two-storey public house extending to approximately 195.13 sq. m. (2,100.36 sq. ft.). The ground floor comprises an open-plan bar area with ample seating, a games area, and a fully equipped bar, creating a welcoming and versatile space suitable for a variety of uses.

The first floor features a well-appointed 2–3 bedroom manager's flat with private access. The accommodation includes a lounge, kitchen, bathroom, and two to three bedrooms, offering comfortable and flexible living quarters ideal for owner-occupiers or as a rental opportunity.

Offered with vacant possession, this property represents a rare and exciting opportunity for both owner-occupiers and investors. While traditionally operated as a public house, Whickham House offers excellent potential for a range of alternative uses — including hospitality, retail, leisure, residential conversion, or mixed-use development — subject to the necessary planning consents.

Tenure

Freehold

Viewing

Strictly by appointment through this office

Price

£225,000

Title Number

TY355182

Rateable Value

The 2025 Rating List entry is Rateable Value £ TBC

Council Tax

TBC

Floor Area

| Area | Sq. m. | Sq. ft. |
|---------------------|---------------|-----------------|
| Ground Floor | | |
| Bar | 104.91 | 1,129.24 |
| Beer store | 6.53 | 70.28 |
| Ladies WC | 4.14 | 44.56 |
| Gents WC | 6.6 | 71.04 |
| First Floor | | |
| Living Room | 18.9 | 203.43 |
| Kitchen | 9.18 | 98.81 |
| Bedroom | 8.96 | 96.44 |
| Bedroom | 20.67 | 222.49 |
| Bedroom | 11.25 | 121.09 |
| Bathroom | 3.99 | 42.94 |
| Total | 195.13 | 2,100.36 |

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I337 (Version 1)

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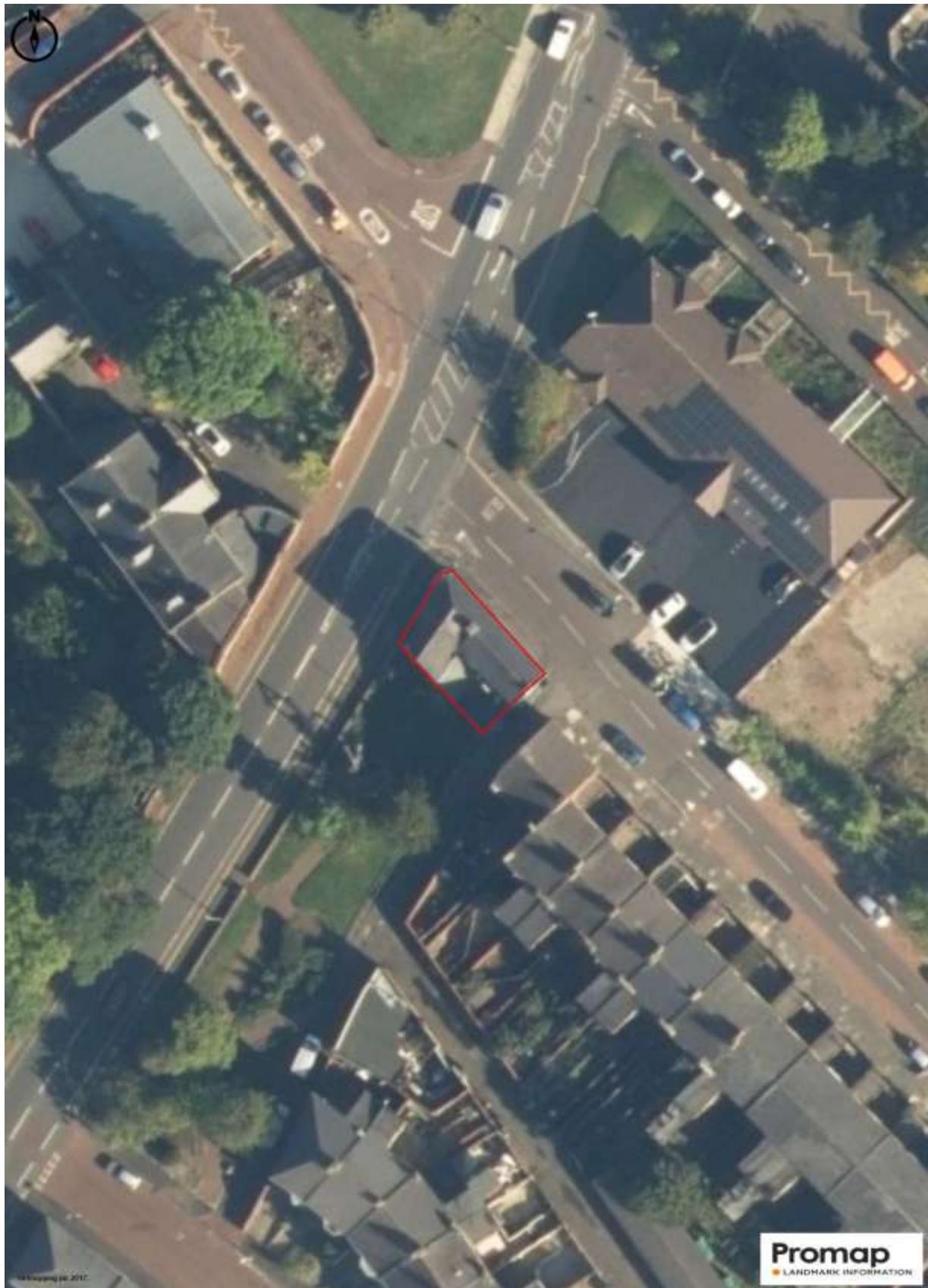
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Ombudsman**