



Commercial

## Retail in NE33

9a, 9b Barnes Road and, 212, 214a South Frederick Street, South Shields, Tyne and Wear, NE33 5HL


**£179,950** OIRO

On Street parking

## Property features

- ✓ Investment Opportunity
- ✓ Freehold title
- ✓ 4x Ground floor units
- ✓ Established location
- ✓ 4 bedroom flat to first floor



## Key Information

 Heating supply: Other

## Arrange a viewing

Commercial North East

0191 737 1154  
commercial@pattinson.co.uk

-  Flexible viewing slots
-  Accompanied viewings

## Description

The subject property is a mixed use investment which comprises of four ground floor retail premises and a 4 bedroom flat above. One unit is currently let at £4,200 per annum.

Price: OIRO £179,950

Property Type: Retail

Business Type: General Dealers

Internal Size: 1367 Square Feet

Parking: On Street

Heating: Other

## Location

The subject is located within Barnes Road and South Frederick Street, South Shields situated just off the A194 (Western Approach). This area of South Shields is popular with students as the South Tyneside College is within 1 mile.



## Accommodation

9a Barnes Road: 10.0m x 4.5m, electric in unit.  
NIA approximately 45m<sup>2</sup> (484.38 sq. ft).

9b Barnes Road: ground floor 5.1m x 3.7m, first floor 7.1m x 3.5m,  
water and electric.  
NIA approximately 43.72m<sup>2</sup> (470.6sq. ft.).

214a South Frederick Street: Shop front: 5.3m x 3.6m, commercial  
kitchen 4.3m x 3.6m, storage 1.1m x 2.3m, electric and water.  
NIA 38.24m<sup>2</sup> (411.61 sq. ft).



## Tenancy Details

214a South Frederick Street: we are verbally advised that the tenant is  
paying approximately 4,420 pounds per annum.



## Tenure

Freehold title.



## EPC

We currently await a copy of the Energy Performance Certificates.



## **Rateable Value**

9b Barnes Road:

The adopted rateable value is to be confirmed, as effective from 01 APRIL 2023. Source [www.voa.gov.uk](http://www.voa.gov.uk)

9a Barnes Road:

The adopted rateable value is to be confirmed, as effective from 01 APRIL 2023. Source [www.voa.gov.uk](http://www.voa.gov.uk)

212 South Frederick Street:

The adopted rateable value being £2,800 per annum. As effective from 01 APRIL 2023. Source [www.voa.gov.uk](http://www.voa.gov.uk)

214a South Frederick Street:

The adopted rateable value being £2,175 per annum. As effective from 01 APRIL 2023. Source [www.voa.gov.uk](http://www.voa.gov.uk)

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## **Additional Information**

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



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Wear, NE33 5HL

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737  
1230, commercial@pattinson.co.uk , www.pattinson.co.uk**

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