

Offices in NE28

High Street East, Wallsend, Wallsend, Tyne and Wear, NE28 7RP

£265,000

Tenure

Freehold

Property features

- Three Storey Property
- Investment Opportunity
- Ground Floor Cafe
- First & Second Floor Offices
- Freehold Title

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

We are pleased to offer this three storey commercial property for sale. To the first floor are four good sized offices, a large meeting room, kitchen and w/c and access to the rear court yard. To the second floor are three more good sized offices, separate men's and women's bathrooms and stores. The ground floor comprises of the cafe with W.C facilities. We are advised the cafe is tenanted at £9,000 per annum and 2x offices tenanted at £6,000 per annum, making the current income £15,000. The property can generate in the excess of £27,000 per annum once fully tenanted and would make an ideal investment opportunity.

Externally there is a small rear yard.

Price: Offers In The Region of £265,000

Property Type: Offices

Business Type: Other/Unspecified

Internal Size: 3089 Square Feet

External Size: 3089 Square Feet

Parking: None

Location

The subject property is well located along High Street East. This property is located within easy reach of local amenities, transport links and schools. The subject property is located approximately 0.2 miles from Wallsend town centre and approximately 4.8 miles from Newcastle city centre.

Accommodation

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Tenancy Information

198 High Street (Office Space) -Rooms 1 & 2 let for £500 pcm on a rolling basis.
200 High Street East (Ground floor cafe) -Let at £825 pcm on an 18 months term which commenced on the 11th of July 2025.

Total income approximately £15,900 per annum.

Tenure

Freehold. Title Number TITLE NUMBER: TY17168.

EPC

198 High Street East - Available upon request (rating C).
200 High Street East - Available upon request (rating D).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on 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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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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