

Retail in NE21

Lawrence Court, Blaydon,
Blaydon-on-Tyne, Tyne and Wear, NE21 4AS

£129,000 Starting Bid

On Street parking

Property features

- Mixed Use Investment
- Ground floor Retail/Commercial
- First Floor Two Bedroom Flat

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

For Sale via Secure Sale Online Bidding – Terms and Conditions Apply

We are thrilled to present this charming ground-floor shop space currently operating as a tattoo artist studio, generating an income of £8,200 per annum. The layout features a spacious main shop area, accompanied by a dedicated studio room, a convenient cupboard, a kitchenette for refreshments, and a private WC.

Additionally, the property includes a first-floor flat that is also rented out, contributing to an income of £7,200 per annum. This flat boasts an inviting entrance hall, leading to stairs ascending to the first-floor landing. Inside, you'll find a comfortable lounge, a well-equipped kitchen, two cosy bedrooms, and a bathroom for added convenience.

Total Income: £15,400 per annum.

Outside, the property offers ample parking options: there is designated parking at the front for the shop and separate parking on the side for the flat. Residents and visitors can also enjoy access to a shared garden, providing a delightful outdoor space.

Price: Starting Bid £129,000

Property Type: Retail

Business Type: Other/Unspecified

Internal Size: 904 Square Feet

Parking: On Street

Location

The property is situated in a residential estate that offers convenient access to the Blaydon Centre. This area is well-connected, featuring excellent transport links, including a nearby rail station and accessible bus services. Additionally, the community is welcoming and vibrant, making it an ideal place to live.

Tenure

Freehold. Title Number TY273472.

Rateable Value

Current rateable value £3,700 (April 2026 to present). Sourced from VOA.

EPC

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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