



Commercial Development in NE28

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

£150,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Freehold title
- ✓ Two Storey Retail Property

Key Information



Heating supply: Electric

Arrange a viewing

Commercial North East

0191 737 1154

commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

To Be Sold Via Online Auction, Fees Apply.

RARE INVESTMENT OPPORTUNITY – TWO-STOREY RETAIL PREMISES WITH POTENTIAL RESIDENTIAL CONVERSION STPP

An excellent and rare opportunity to acquire a substantial two-storey retail property positioned prominently on Wallsend High Street, currently utilised as a well-established tool shop with extensive storage accommodation to the first floor.

Offering excellent versatility and significant potential, the property could continue to operate as a retail premises with storage above, or subject to the necessary planning consents, provide an exciting opportunity to create a retail unit to the ground floor with a self-contained three-bedroom residential flat above. This could offer an attractive investment with the potential to generate multiple income streams from both the commercial and residential elements.

The ground floor currently comprises a prominent shop front and retail area, office, storage room, kitchen and WC. The first floor provides five separate rooms, currently utilised for storage, with the existing layout offering potential for conversion into a well-proportioned three-bedroom upper flat, subject to the relevant permissions.

Ideally situated on Wallsend High Street, the property benefits from a wealth of nearby shops, amenities, services and excellent transport links, providing convenient access to surrounding areas including Newcastle and the wider North East.

This is a particularly rare opportunity for investors, owner-occupiers or developers seeking a versatile commercial property with residential potential in a well-established town centre location.

Price: Starting Bid £150,000

Property Type: Commercial Development

Business Type: General Dealers

Internal Size: 1776 Square Feet

External Size: 1776 Square Feet

Parking: On Street

Heating: Electric

Location

Located along High Street East, this property is on a busy high street in Wallsend. The property is close to many local amenities and transport links including metro and bus services.

Accommodation

GROUND FLOOR:

Shop Front - 4.824m x 6.027m

Office - 6.073m x 4.477m

Kitchen - 1.552m x 1.427m

WC - 1.399m x 1.834m

Back Room - 7.175m x 6.10m

FIRST FLOOR:

Hallway - 3.763m x 1.346m

Room 1 - 7.098m x 6.157m

Room 2 - 3.302m x 3.166m

Room 3 - 4.353m x 3.66m

Room 4 - 3.601m x 2.468m

Room 5 - 3.269m x 2.307m

Storage - 2.725m x 1.351m

Tenure

Freehold. Title number TY172435.

Rateable Value

Current rateable value £8,200 (April 2026 to present). Sourced from VOA.

EPC

We await a copy of the Energy Performance Certificate.

Additional Information

For further information please contact our office direct on 01917371184, or alternatively via e-mail on commercial@pattinson.co.uk or commercial.ne@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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