

Commercial Development in NE21

Front Street, Winlaton , Tyne and Wear, NE21 6DU

£600,000

Tenure

Freehold

On Street parking

Property features

- Prime Location
- Secure Rental Income
- Freehold
- Investment Opportunity
- VAT Applicable

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.

For Sale: Prime Mixed-Use Investment Opportunity – North Lodge Apartments, Front Street, Winlaton, Blaydon-on-Tyne.

An outstanding opportunity to acquire a partially tenanted mixed-use commercial and residential portfolio situated in the heart of Winlaton, Blaydon-on-Tyne. This well-maintained investment comprises 9 residential flats and 4 commercial units with huge potential for development and a strong rental yield

Key Features:

9 Residential Flats – Currently 1 flat is tenanted generating £400 pcm

4 Commercial Units – Units 1 and 2 are leased and Unit 3 (Coral Bookmakers) under long lease. Unit 4 has been recently renovated and vacant.

Total Current income: £17,800 + VAT Per Annum

Potential Income once fully occupied: Approximately £72,000 + VAT Per Annum

Prime Location – Positioned on Front Street in the heart of Winlaton, benefitting from high footfall, excellent transport links, and proximity to local amenities.

Minimal Void Periods – Strong occupancy rates due to high tenant demand.

Investment Potential – Opportunity for rental growth and long-term capital appreciation in a sought-after location.

This turnkey investment presents an excellent opportunity for investors looking to acquire a potentially high-yielding in a well-connected and thriving area.

WE ARE ADVISED THERE IS VAT APPLICABLE.

For further details or to arrange a viewing, please get in touch today!

Price: Starting Bid+VAT £600,000

Property Type: Commercial Development

Business Type: Residential Investments

Internal Size: 9795 Square Feet

External Size: 9795 Square Feet

Parking: On Street

Location

The subject property is located along Front Street in the heart of Winlaton. The location benefits from high footfall, excellent transport links, and in close proximity to local amenities.

Accommodation

The subject property is a fully tenanted mixed-use commercial and residential portfolio. This well-maintained investment comprises 9 residential flats and 4 leased commercial units, all generating strong rental income with established tenants in place.

Tenure

Freehold. Title number TY192027.

EPC

Available upon request. Rating C/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.

VAT

We are advised the property is VAT Registered.



Front Street, Winlaton , Tyne and Wear, NE21 6DU

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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