



## 140/142 Westoe Road

, South Shields, NE33 3PF

**£120,000**



Ideal for the investor buyer, a mixed commercial and residential premises in Westoe and close to the college. The property comprises a first and second floor maisonette that has been a long term rental for the college offering three main bedrooms with bathroom and separate cloaks WC, lounge and fitted kitchen, currently let at £550 pcm whilst on the ground floor there is a retail shop Let from July 2019 for on an annual lease subject to an onward extension at £5640 per annum. A great overall investment ideal for anyones portfolio, EPC E



## 140 Westoe Road

This is a first and second floor maisonette which has been let to students over the last few years. The property comes with gas central heating and double glazing, Currently let to students at £550 pcm

A private entrance hall leads to the first floor landing which returns with stairs to the second floor.

### Lounge

To the front elevation with bay window and two radiators

### Kitchen

Fitted with wall, base units and work tops with sink unit, extractor hood, oven and microwave, tiled splash backs and door to rear staircase to yard.

### Bedroom

A double bedroom with radiator

### Second floor

Landing

### Bathroom

Four piece suite comprising bath, wash basin and WC, separate shower enclosure , tiled floor and radiator

### Cloaks WC

With wash basin and WC

### Bedroom.

A double bedroom with front dormer window and wash basin, radiator

### Bedroom..

A double bedroom with wash basin and WC

## 142 Westoe Road

A Ground Floor retail unit let from July 2019 at a rent of £5640 per annum on an annual lease period with option to extend.

### Front shop 20'0" x 12'0" (6.10 x 3.66)

Main front retail shop

### Rear shop 15'0" x 8'9" (4.57 x 2.67)

### Rear store/staff room 9'3" x 8'10" (2.82 x 2.69)

### WC

Staff WC and wash basin

### Cellar

Accessed from the rear yard, the cellar is separate.

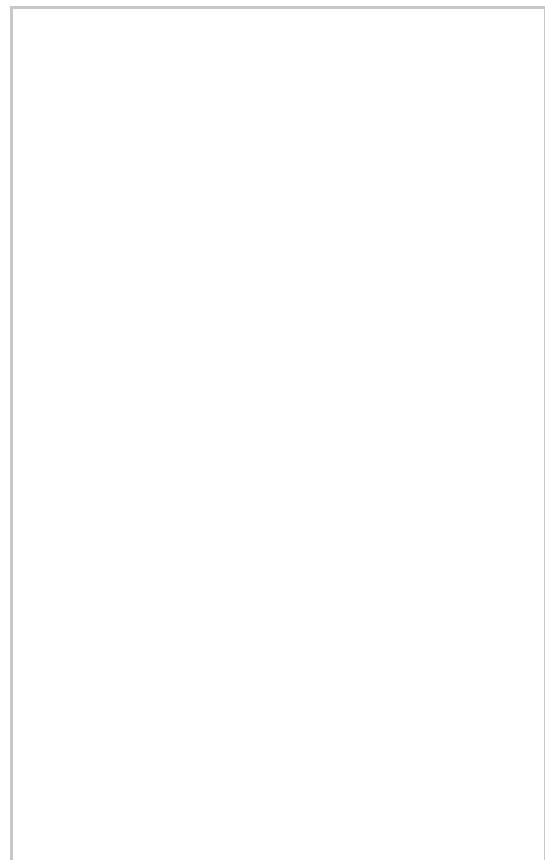
### External

A shared rear yard with lane access.

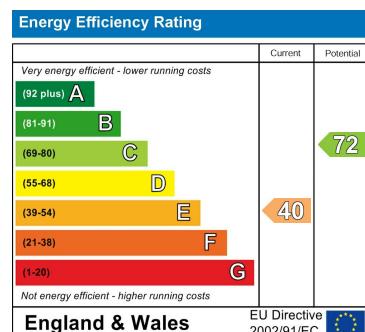
## Area Map



## Floor Plans



## Energy Efficiency Graph



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