



## 525-525a Stanhope Road

, South Shields, NE33 4QX

£89,950



Ideal investment opportunity being a ground floor retail premises let to a long established local florist at £3120 per annum on a rolling monthly lease and a one bedroom upper flat in good condition, currently let on a monthly AST at £300 per month. Situated in a local parade of shops with bus routes and local Tyne Dock Metro nearby. EPC E



**Flat 525A Entrance hall**

Stairs to the first floor landing which has a radiator

**Lounge**

To the front of the property with radiator

**Bedroom**

To the rear with a radiator

**Kitchen breakfast room**

Wall, base units and worktops with sink unit, electric hob and oven with extractor over, , plumbed for a washer, breakfast bar area, radiator

**Shower room**

Shower enclosure with mains feed shower, wash basin and WC, radiator

**Rear hall**

With stairs down and out onto the rear service lane and public car park.

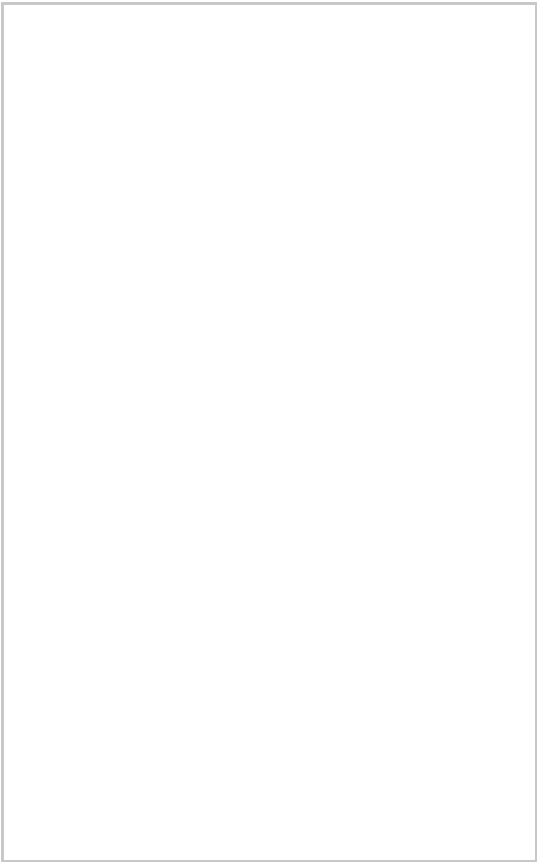
**Shop 525 Stanhope Road**

Currently let to a well established South Shields florist at £3120 per annum on a rolling monthly lease

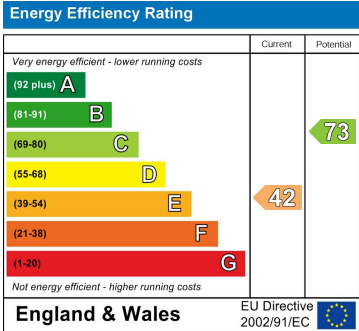
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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