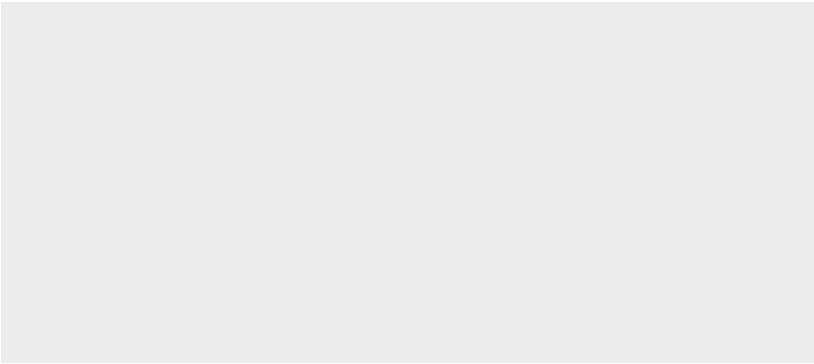




230-232 Shields Road, Newcastle Upon Tyne, NE6 1DU

£199,500



Directions

THE PROPERTY

We are pleased to present this substantial end-terrace, three-storey retail and office investment opportunity, prominently positioned and fully let. The property is divided into two self-contained units. V Smart Idea, a homeware, travel, and commercial retailer, occupies the ground floor, extending to approximately 1,950 sq. ft. (181 sq. m.). The accommodation comprises a retail sales area, storage, kitchen, and WC facilities. Singleton Winn Connell Solicitors occupies the first and second floors, providing a total floor area of approximately 3,290 sq. ft. (305.65 sq. m.). The space comprises various offices, meeting rooms, storage areas, kitchen, and WC facilities. This fully tenanted asset offers investors a strong income stream from two tenants within a well-configured, multi-level premises. The subject property is prominently located on Shields Road being on the north side of the street opposite the swimming pool. Shields Road is a very busy suburb of Newcastle upon Tyne and benefits from a very high level of footfall. Nearby retailers include a selection of local independents as well as National High Street Retailers including Iceland, Wilkinsons, Greggs, Boots and William Hill. The area is also well served by public transport having regular bus services and a metro station.

Substantial three storey end terrace property
Rental income £31,000 per annum
Attractive 15.5% yield based on £199,950 guide price
Fully occupied by solicitors & retailer
Net internal area 5,240 sq. ft. (486.8 sq. m.)
Prime high street position with busy footfall
Excellent investment opportunity
Designated parking to the rear
Yield
Attractive 15.5% yield based on £199,950 guide price

Property details provided by Rook Matthews Sayer
EPC rating:
Council Tax Band: N/A
Tenure: Freehold

SITUATION