



## 269 Shields Road, Byker, Newcastle upon Tyne NE6 1DQ

- Two Storey Retail Unit
- Excellent Main Road Location
- Suitable for a Variety of Uses
- Floor Area circa 61.7 sq. m. (664 sq. ft.)
- High Footfall
- Electric Roller Shutters

**Price: £89,950 Freehold**

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## Location

The subject property is prominently located on Shields Road being on the north side of the street. 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, Greggs and McDonald's. The area is also well served by public transport having regular bus services and a metro station.

## The Premises

269 Shields Road is a two-storey premises in a traditional terrace style. The ground floor currently offers an open plan retail space with kitchen and W.C to the rear.

The first floor consists two rooms previously used for storage with W.C.

## Floor Area

Area	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Retail	23.2	249.72
Kitchen	2.34	25.18
Store	2.97	31.96
W/C	1.60	17.22
<b>First Floor</b>		
Retail	24.39	262.53
W.C	7.2	77.50
<b>Net Internal</b>	<b>61.7</b>	<b>664.1</b>

## Tenure

Freehold

## Price

£89,950

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £3,850

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## EPC Rating

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## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition, or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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