

Retail | Eateries | Pubs | Leisure | Care | Hotels



2/2a Saville Street West, North Shields, NE29 6QU

- Mixed Investment Opportunity
- Tenanted Two Bedroom Flat
- Vacant Commercial Unit
- Rental Income £4,740 per annum (Flat)
- Retail Unit area 55.68 sq.m. (599.33 sq.ft.)
- Walking Distance to Town Centre
- Excellent Passing Trade
- Ideal Investment / Owner Opportunity

Freehold £99,950

BUSINESS FOR SALE

Location

Savile Street West is a main street providing access to North Shields town centre. This part of Saville Street West is made up of mainly independent retailers as well as offices. There is ample on street parking running along the whole street.

Description

The property is a two-storey brick building under a pitched slate. The accommodation briefly comprises a two bedroom flat (upper) and a ground floor commercial unit, formerly used as a salon (which retains some fixtures and fittings).

The residential tenant has been in situ for some time and paying a rent of £4,740 per annum (£395 pcm).

The commercial unit comprises a salon/retail area, two treatment/storage room, wc and rear room. The floor area is circa 55.68 sq.m. (599.33 sq.ft.).

Tenure

Freehold

Price

£99,950

EPC Rating

D (Commercial Unit)

E (Residential Flat)

Viewing

Strictly by appointment through this office.

Council Tax Band (Flat)

A

Rateable Value (Commercial)

The 2023 Rating List entry is Rateable Value £ 6,300

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.

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.

Ref: I024

Amended: 22nd October 2024

BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



RICS

The mark of property professionalism worldwide