



Mixed Use Investment

24-25 Market Street, Dudley, Cramlington NE23 7HR

- Ground Floor Retail Unit & First Floor Two Bedroom Flat
- Net Internal Area 158 sq. m. (1,704 sq. ft.)
- Rental Income £18,300 per annum
- 10.45 % Yield on Guide Price
- Ground Floor Tenant Lloyds Pharmacy
- Prominent Main Road Position
- Includes Yard to the Rear

Auction Guide Price: £175,000 +

For Sale by Auction. Live Online Auction, bidding starts Thursday 27th February 2025

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The property is located on Market Street, the main road running through Dudley. Dudley is a charming village located in Northumberland, just north of Newcastle upon Tyne. The A19 is close by for easy access to North, South and Newcastle upon Tyne.

Description

We are delighted to offer this well-positioned detached two-storey property, comprising a ground floor retail unit tenanted by Lloyds Pharmacy and a spacious first-floor flat. Located in the centre of Dudley, this property provides an excellent investment opportunity.

Ground Floor Retail Unit:

The ground floor is occupied by Lloyds Pharmacy, a well-established tenant, offering a secure income stream. The retail unit is spacious and benefits from excellent passing trade, making it an attractive commercial space.

First Floor Residential Flat:

The first floor flat is bright and airy offering a generous living room, kitchen, two good-sized bedrooms and a bathroom. The flat is well-maintained and provides a comfortable living space for the residential tenant. The tenant has use of the yard to the rear of the property.

This property offers the perfect blend of commercial and residential use, making it a fantastic investment opportunity. Contact us today to arrange a viewing or for more information.

Floor Area

Unit	Sq. m.	Sq. ft.
25	78.58	845.82
24	79.76	858.52
Total	158.34	1,704.34

Tenancy Agreements

Unit	Tenant	Lease
25	Private	6 month AST from Dec 2024
24	Lloyds Pharmacy	31.03.2017 to 30.03.2027

Rental Income

Unit	Tenant	Rental Income
25	Private	£7,200
24	Lloyds Pharmacy	£11,100
Total		£18,300

Yield

10.45 % yield on guide price.

Tenure

Freehold

Auction Guide Price

£175,000 +

Viewing

Strictly by appointment through this office.

Auction

Live online auction, bidding starts Thursday 27th February 2025, terms and conditions apply, see website www.agentspropertyauction.com

Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

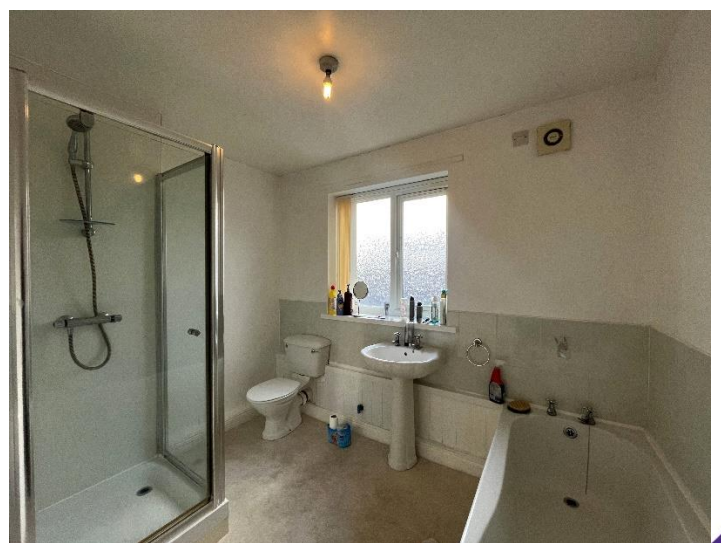
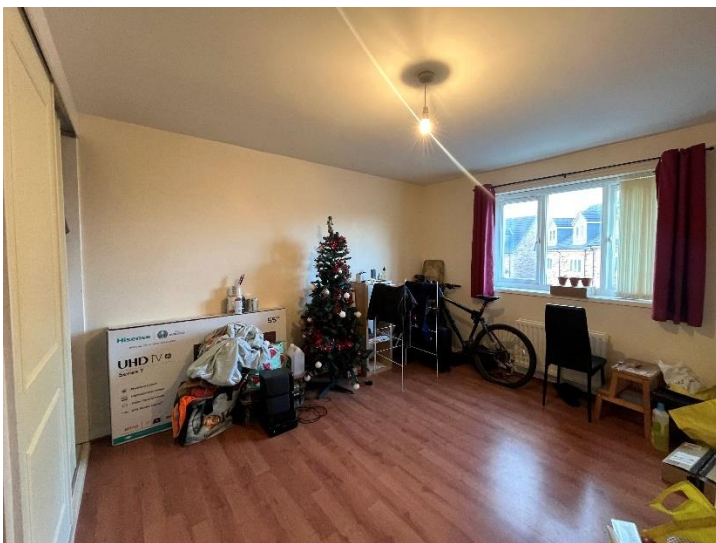
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000 +VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

Ref: I165 (Version 1) Prepared 07th February 2025

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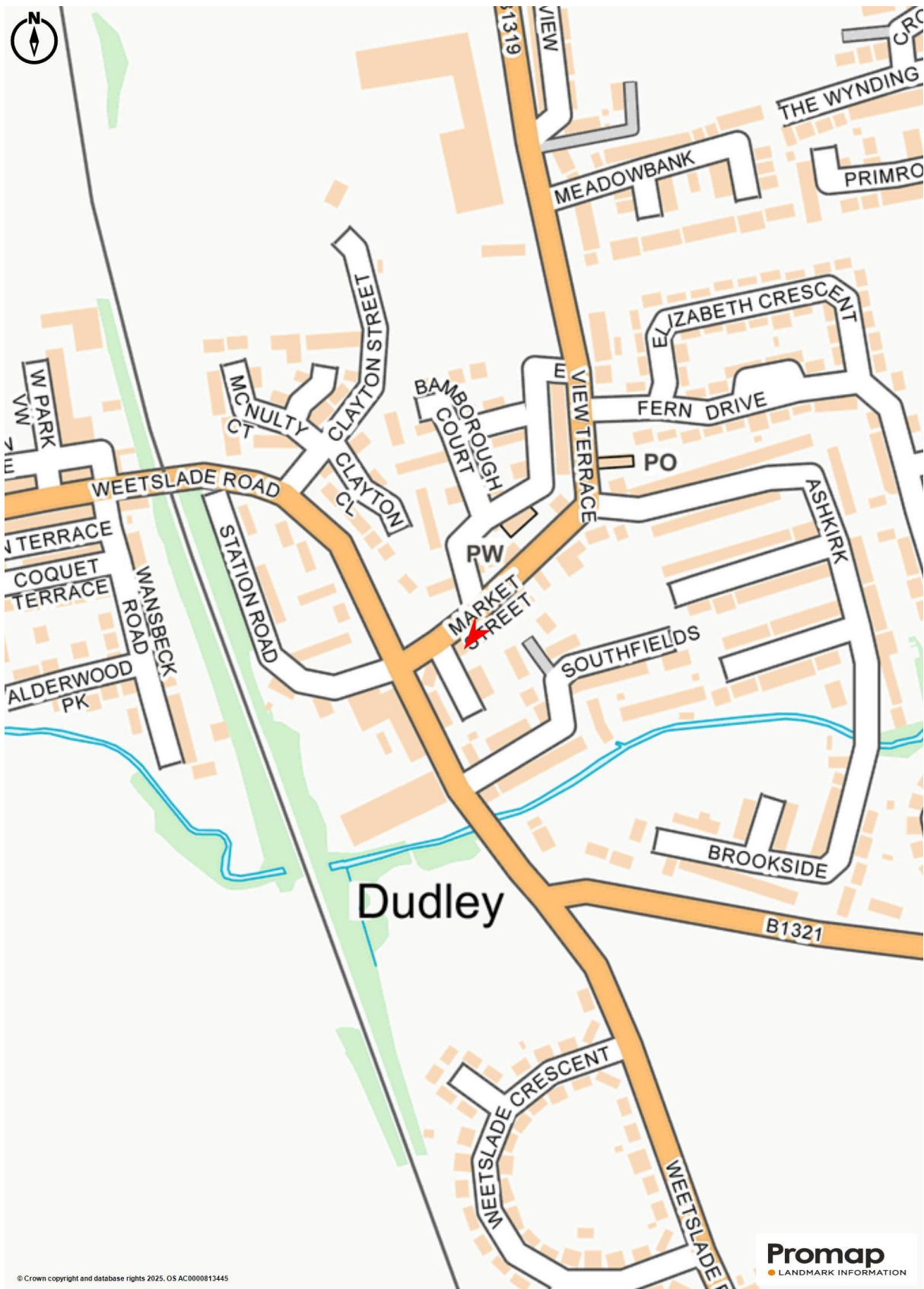
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