



**6 Albion Road, North Shields, North Tyneside NE30 2RJ**  
**5a Back Albion Road, North Shields, North Tyneside NE30 1PU**

- Three Bedroom House & Showroom / Workshop
- Showroom / Workshop Floor Area 137.5 sq. m. (1,480 sq. ft.)
- House Floor Area 134 sq. m. (1,443 sq. ft.)
- Stunning Spacious 1800's Property
- Ideal for an Owner Operator or Investor
- Prominent Main Road Position

**Price: £400,000 Freehold**

# COMMERCIAL

## Location

The property is situated on Albion Road which is a busy main thoroughfare across the top of North Shields Town Centre, it therefore benefits from a large amount of passing trade and a high footfall. The surrounding area is a mix of commercial and residential and within walking distance of North Shields Fish Quay. The location forms part of North Shields action zone which is aimed at transforming the town centre and riverside into an environment which more people choose to live and spend leisure time.

## Description

We are delighted to offer to the market this 1800's mixed used property consisting ground floor / mezzanine showroom/workshop and stunning three bedroom terraced house. The property blends stunning living space with versatile commercial areas, making it an ideal opportunity for both business and residential living. The whole property is being sold with vacant possession and would suit a variety of uses subject to the correct use class.

## Externally

There is a private court yard running along the side of the property.

## Parking

Permit parking to the front of the property.

## Tenure

Freehold

## Price

£400,000

## Viewing

Strictly by appointment through this office

## Rateable Value

The 2024 Rating List entry is Rateable Value £6,800.

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.

## Council Tax

Band A

## Floor Areas

Area	Sq. m.	Sq. ft.	Level
<b>Commercial Unit</b>			
Workshop/Show Room	78.66	846.68	Ground
Kitchen	8.85	95.26	Ground
Office	25.44	273.83	Mezz
Office / Store	24.54	264.14	Mezz
<b>Total</b>	<b>137.49</b>	<b>1,479.93</b>	
<b>House</b>			
Living Room / Kitchen	63.5	683.50	Ground
Bedroom	10.8	116.25	Ground
Bathroom	7.63	82.12	Ground
Utility	3.72	40.04	Ground
Bedroom	6.5	69.96	First
Bedroom (en-suite)	31.33	337.23	First
Outbuilding	10.58	113.88	Ground
<b>Total</b>	<b>134.06</b>	<b>1,442.98</b>	
<b>Net Internal</b>	<b>271.55</b>	<b>2,922.91</b>	

## 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: I122 (Version 2)**

**Prepared 28<sup>th</sup> October 2024**

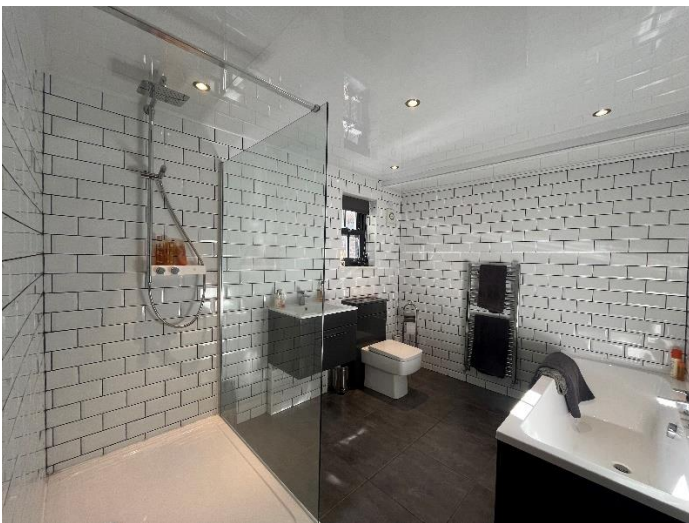
# COMMERCIAL



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.

R573

# COMMERCIAL



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.

R573

# COMMERCIAL



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.

R573

# COMMERCIAL



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.

R573

# COMMERCIAL



**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.

R573