



Rudyard Street North Shields

FOR SALE BY AUCTION: 27th FEBRUARY 2025 Option-1

This is a great investment opportunity for buyers. The property comprises a commercial unit, ideal for a variety of business ventures, alongside two vacant flats that offer the potential for residential rental income. The commercial unit boasts a prime location, ensuring high visibility, which is essential for any thriving business. With the right vision, this space can be transformed to suit a range of enterprises, from retail to office use, making it a versatile addition to your investment portfolio. The two vacant flats provide an excellent opportunity to capitalise on the growing demand for rental properties in the area.

Guide Price: £80,000

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SAYER

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Rudyerd Street North Shields

Commercial Unit

19'10" x 16'4" (6.06m x 4.98m)

6.06m x 4.98m

Double glazed window and door, shutters, lighting and power.

Ground Floor Flat

Entrance

Living Room

12'9" x 10'7" (3.90m x 3.25m)

3.90m x 3.25m

Double glazed window, open plan

Kitchen

8'3" x 4'10" (2.52m x 1.49m)

2.52m x 1.49m

Sink unit and double- glazed window.

Bedroom One

8'6" x 9'3" (2.61m x 2.84m)

2.61m x 2.84m

Double glazed window.

Shower Room

4'9" x 3'0" (1.47m x 0.92)

1.47m x 0.92

Window, electric shower and wash hand basin.

WC

2'11" x 2'9" (0.91m x 0.85m)

0.91m x 0.85m

Double glazed window and WC.

First Floor Flat

Hall

Laminate flooring.

Living Room

15'6" x 12'2" (4.74m x 3.73m)

4.74m x 3.73m

Double glazed window, built in cupboard and feature fireplace.

Kitchen

9'0" x 7'8" (2.75m x 2.36m)

2.75m x 2.36m

Sink unit, double glazed window, electric oven and hob.

Bedroom One

11'5" x 7'5" (3.50m x 2.28m)

3.50m x 2.28m

Double glazed window. Electric heating.

Bedroom Two

9'2" x 7'3" (2.80m x 2.23m)

2.80m x 2.23m

Double glazed window.

Bathroom

5'2" x 5'1" (1.59m x 1.56m)

1.59m x 1.56m

Panelled bath, WC and pedestal wash hand basin

Disclaimer 1

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 your solicitor prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property.



Disclaimer 2

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is satisfy their requirements on all matters and have finance in place prior to purchase.
Details awaiting vendors approval.

Disclaimer 3

A copy of the title i s available upon request, we recommend all potential buyers take legal advice, We are advised by the seller that the property has mains provided electricity, water (very low risk of surface water flooding) and sewerage.
The energy performance certificate attached advises the property is brick built and provides further details regarding the property's construction. Ofcom website states the average broadband download speed of 16Mbps and the fastest package of 1000Mbps at this postcode: NE29 6RR and mobile coverage is provided by EE (limited indoor), Three limited indoor), O2 and Vodaphone

Disclaimer 4

the level where the bidding will commence. The reserve price is the sellers 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. At your request we can refer you to a North East based Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee of £180 including Vat from them for the recommendation.

www.agentspropertyauction.com

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

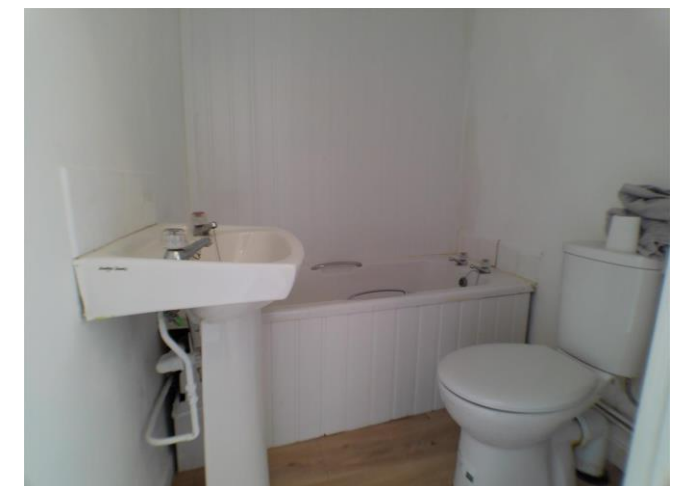
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: E, E, C

WB2925.APA.DB.04.02.2025.V.1





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

