

LITTLE BEDFORD STREET / LOWER RUDYERD STREET NORTH SHIELDS NE29 6NW



- UNIQUE DEVELOPMENT OPPORTUNITY WITH PANORAMIC VIEWS ACROSS THE TYNE
- TWO SELF CONTAINED WAREHOUSE / WORKSHOPS
- TOTAL GIA (VOA MEASUREMENTS): 1,563.55 M² (16,830 SQ FT)
- ESTABLISHED LOCATION / SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- UNCONDITIONAL FREEHOLD OFFERS ONLY (PART OR WHOLE CONSIDERED)

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

RICS the mar propert profess worldw

Frew Pain & Partners, Collingwood Buildings, 38 Collingwood St, Newcastle upon Tyne, NE1 1JF

LOCATION

The properties are located on Little Bedford Street and Lower Rudyerd Street, North Shields.

The properties offer panoramic views both over the River Tyne and the Fish Quay.

This location benefits from a short walk to North Shields Town Centre with local transport links and amenities.

The surrounding area is mainly residential with commercial and leisure operators.

The exact location is shown on the attached plans.

DESCRIPTION

The properties comprise two separate self-contained workshop and warehouse units.

The detached brick-built property off the rear of Rudyerd Street, offers a single storey workshop with both rear and front vehicular access providing an effective eaves height of 5.2m (Apex 8.5m), along with office and WC facilities.

The property on Little Bedford Street, offers a larger old open plan warehouse of brick construction situated over the ground / lower ground and basement levels.

Currently occupied and used by an engineering company the properties can be used for a wide selection of uses / refurbishment and redevelopment, subject to planning permissions.

ACCOMMODATION

From VOA measurements, the following areas have been provided:

Lower Rudyerd Street Workshop

<u>Little Bedford Street</u> Ground / Lower Ground / Basement Level

	1,195.45 m²
TOTAL GIA:	1,563.55 M ²
	(16,830 SQ FT)

368.10m²

SERVICES

The premises benefit from all mains services.

(It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.)

BUSINESS RATES

We understand from the Local Rating Authority that the premises have the following RV assessments:

> Lower Rudyerd Street RV £9,300

Little Bedford Street RV £18,750

TENURE

The properties are freehold under titles :

<u>Little Bedford Street</u>: TY457152 Lower Rudyerd Street: TY451700

Benefiting from the tenancy agreements in place as below:

Little Bedford Street

Let to WORR Ltd on a 3 year lease (Contracted out of the Landlord and Tenant Act 1954) w/e 29 March 2023 expiring 28 March 2026 at a rent of £15,678 p.a. exc

Lower Rudyerd Street

Let to WORR Ltd on a 3 year lease (contracted out of the Landlord and Tenant Act 1954) w/e 29 March 2023 expiring 28 March 2026 at a rent of £7,722 p.a. exc.

Both leases are subject to 6-month mutual break clauses.

PRICE

Our client is seeking unconditional freehold offers only.

(Sale of individual properties maybe considered subject to offers and conditions).

ENERGY PERFORMANCE CERTIFICATE F-139

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing purchaser will be responsible for the Vendors reasonable legal costs in connection with this transaction.

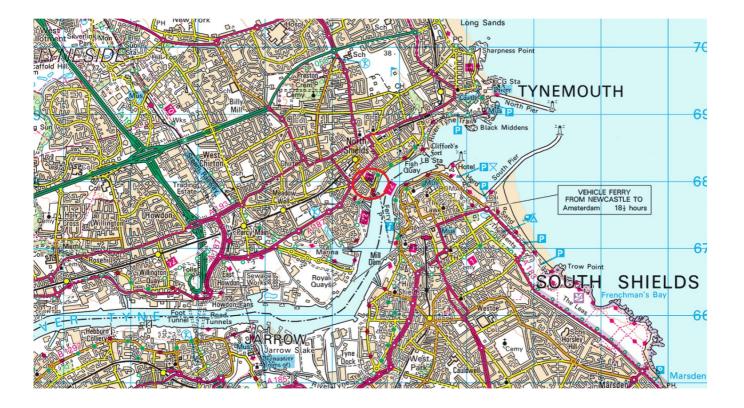
VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain Tel: 07841 871710 Email: james.pain@frewpain.co.uk

April 2025

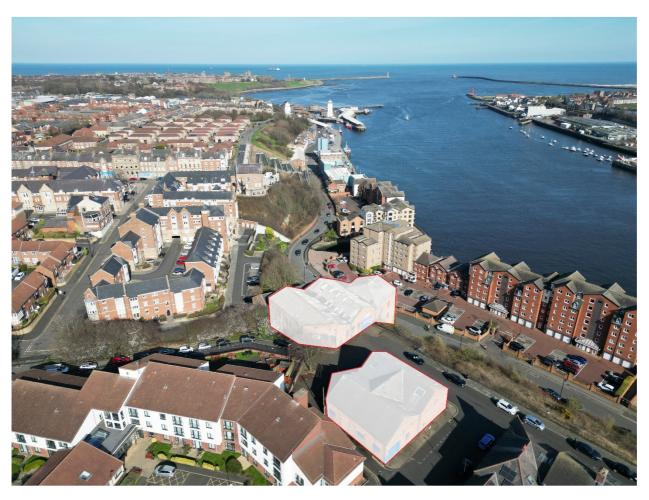




www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good fa FREW PAIN & PARTNERS ID or their clients. Any intending purchasers or tenants should not rely on them as statements or terpersentations of fact but must satisfy themselves by inspection principal or employee, at FREW PAIN & PARTNERS ID has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every rea accuracy. All interstet parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and in better programs. tending purchasers or lessees and do not constitute, be correct but without responsibility on the part of e correctness of each of them. (iii) No person, either futures on titings shall not imply that such itema are en made by FREW PAIN & PARTNERS LTD to ensure

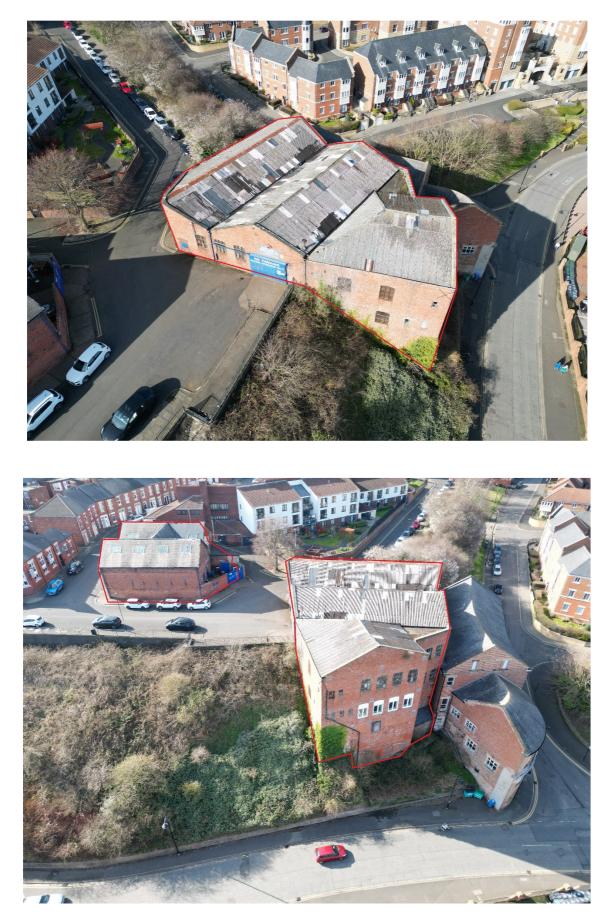




www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTINERS ITD for themselves and for the vendors and lessors of the property give notice that. (i) These particulars are set out as a general outline only fo nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good fait FREW PAINE PARTNERS ITD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must statify themselves by inspection or principal or employee, at FREW PAINE PARTNERS ITD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, e fit for their purpose or in working order. FINANCE ACT 1989. Unless otherwise stated all prices and rents or equival all interestive anties are advised to take appropriate steps to verify by independent inspection or enquiry all interestives and to take appropriate tens to verify by independent inspection or enquiry all interestives and to take the appropriate professional ad

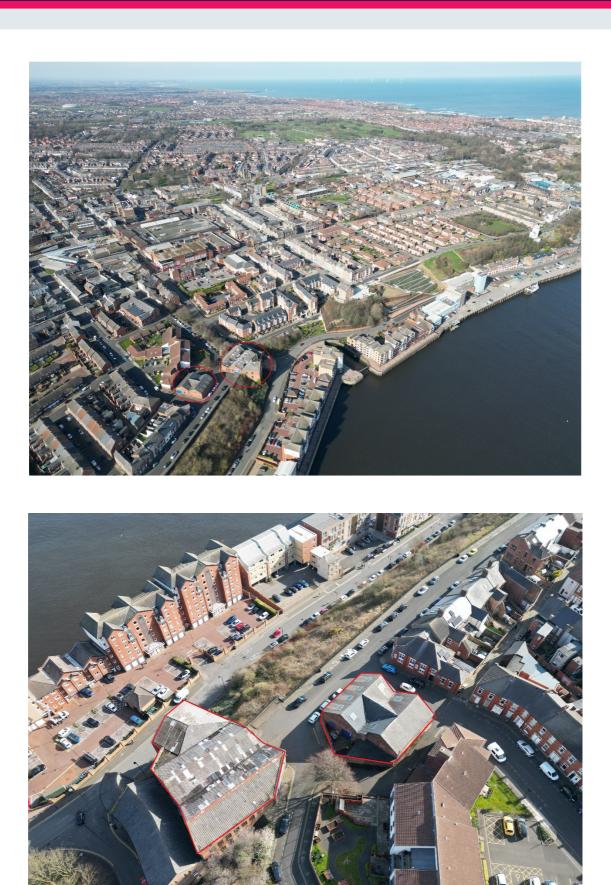




www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS IDD for themselves and for the vendors and lessors of the property give notice that: (I) These particulars are set out as a general outline only nor constitute part of any offer or contract. (II) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good fa FREW PAIN & PARTNERS ID or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection principal or employee, at FREW PAIN & PARTNERS ID has any authority to make or give any representation or warranty in relation to this property. (IV) Any reference to plant, machinery, fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every rea accuracy. All Interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional a

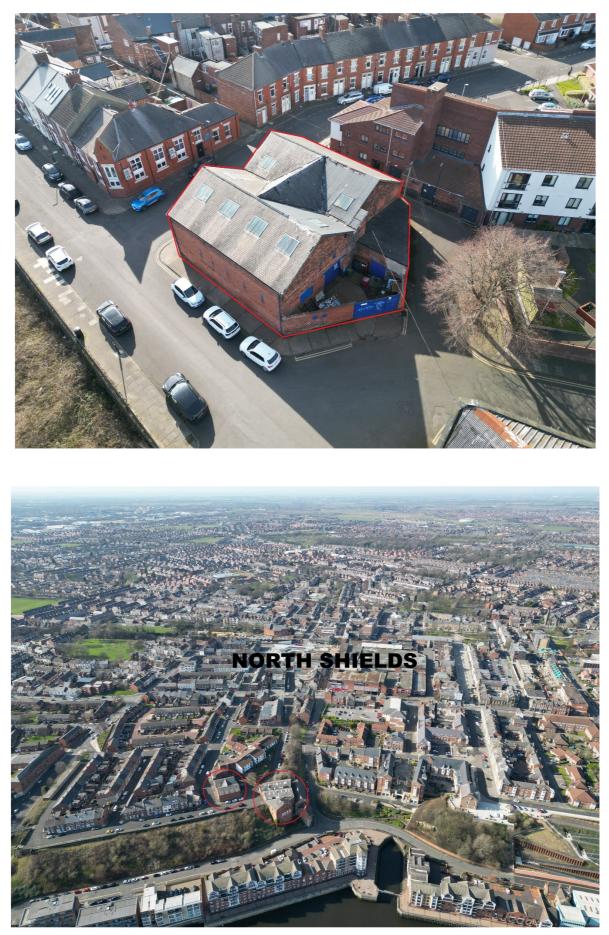




www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS IDD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only nor constitute part of any offer o contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good for FREW PAIN & PARTNERS ID or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection principal or employee, at FREW PAIN & PARTNERS ID thas any authority to make or give any representation or warranty in relation to this property. (ii) Any reference to plant, machinery, fit for their purpose or in working order. FINANCE ACT 1995: Unless otherwise stated all prices and remts are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every rea accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enuity all information for themselves and its take the appropriate professional to profession.





www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS IDD for themselves and for the vendors and lessors of the property give notice that: (1) These particulars are set out as a general outline only nor constitute part of any offer o contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given in good fail FREW PAIN & PARTNERS IDD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection principal or employee, at FREW PAIN & PARTNERS IDD has any automity to make or give any representation or warranty in relation to this property. (ii) Any reference to plant, machinery, fit for their purpose or in working order. FINANCE ACT 1995. Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991. Every rea accuracy. All interseted parties are advised to take the appropriate steps to verify by independent inspection or enauty all interselves and to take the appropriate professional are processing the profession.

