

# for sale



*The industrial property specialists*

## SUITE 1 & 2 ALBION HOUSE WEST PERCY STREET NORTH SHIELDS NE29 0DW



- SELF-CONTAINED TWO STOREY OFFICE ACCOMMODATION WITH ALLOCATED PARKING
- TOTAL NIA: 222.40 M<sup>2</sup> (2,394 SQ FT)
- UNIQUE OPPORTUNITY FOR INVESTOR / OCCUPIER
- FREEHOLD OFFERS IN THE REGION OF £225,000 (SUBJECT TO CONTRACT)

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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

## LOCATION

Albion House is well located close to the town centre of North Shields within the Borough of North Tyneside, Tyne & Wear.

Access to the A19 trunk road and central Newcastle upon Tyne is within a 6 minute and 16-minute drive time respectively.

Albion House is situated close to a mix of office, residential and retail uses. The property is accessed by car and on foot, off West Percy Street.

Abutting the site to the west is the NHS Nelson Health Centre as well as a social club and to the south east corner there is a further social club.

The popular Beacon Shopping Centre, North Shields Metro Station and main bus stops in the town centre are less than a 5 minute walk from Albion House.

The exact location is shown on the attached plan.

## DESCRIPTION

The property offers a self-contained two storey office building with dedicated car parking.

The property is located at the front of the Albion House Business Park benefiting from frontage and direct access onto West Percy Street.

The ground floor (Suite 1) offers a reception, open plan offices with store, kitchen and WC facilities.

The first-floor accommodation (Suite 2) was formally a dance school and offers a large open plan office, with additional smaller office, reception area incorporating kitchenette and WC facilities.

Externally to the front there is car parking with additional spaces to the side.

## ACCOMMODATION

From onsite measurements the premises provide the following Areas :

<u>Ground floor (Vacant)</u>	111.6m <sup>2</sup> (1,201 sq ft)
<u>First Floor (Vacant)</u>	110.8m <sup>2</sup> (1,192 sq ft)

<b>TOTAL NIA:</b>	<b>222.40 M<sup>2</sup></b> <b>(2,394 SQ FT)</b>
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## SERVICES

It is understood the property benefits from all mains services, including gas, electric, water and mains drainage.

## BUSINESS RATES

It is understood from the VOA Website the site and properties have the following RV assessments.

**Suite 1 - RV £7,700**  
**Suite 2 - RV £7,700**

## TENURE

The site is available on a Freehold basis.

## PRICE

Our client is freehold offers in the region of £225,000 (two hundred and twenty-five thousand pounds) – Subject to Contract.

## ENERGY CERTIFICATE

C-68

## PERFORMANCE

Full details upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## MONEY LAUNDERING

In accordance with anti-money laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## LEGAL COSTS

The Purchaser will be responsible for the Vendors reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

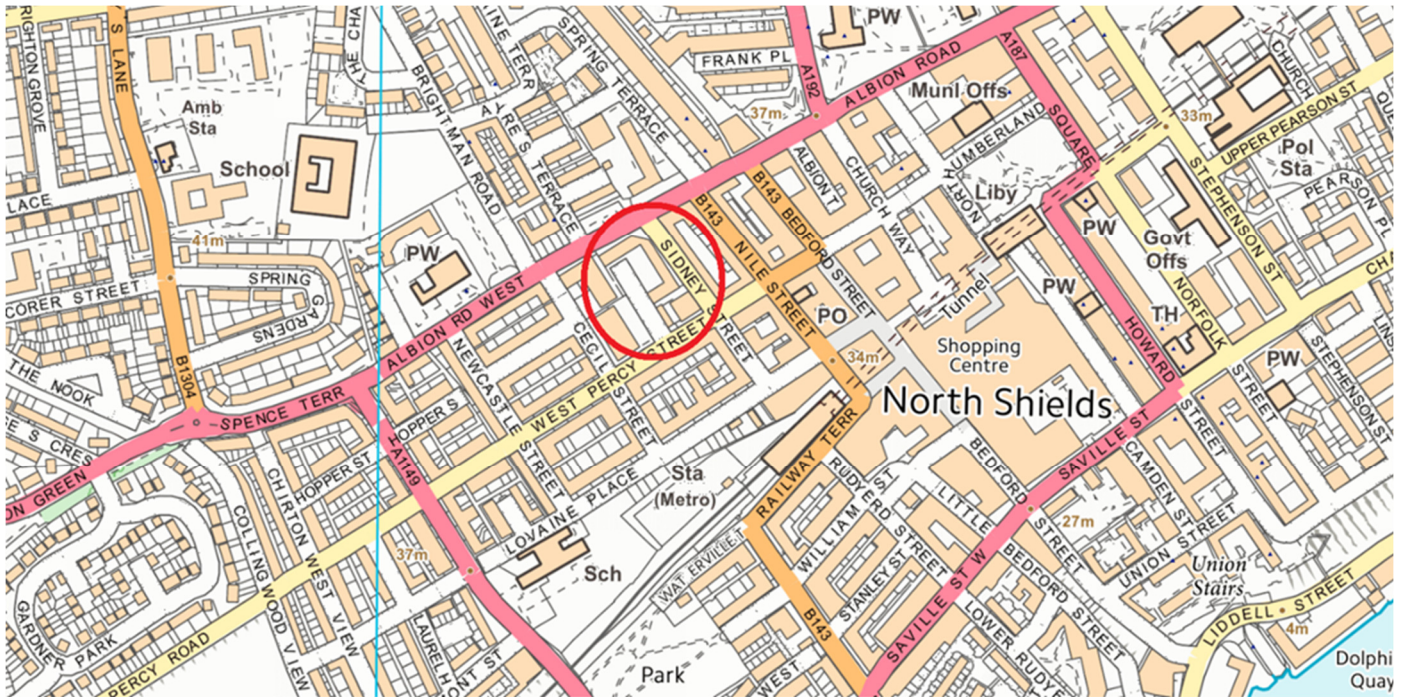
**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**APRIL 2025**





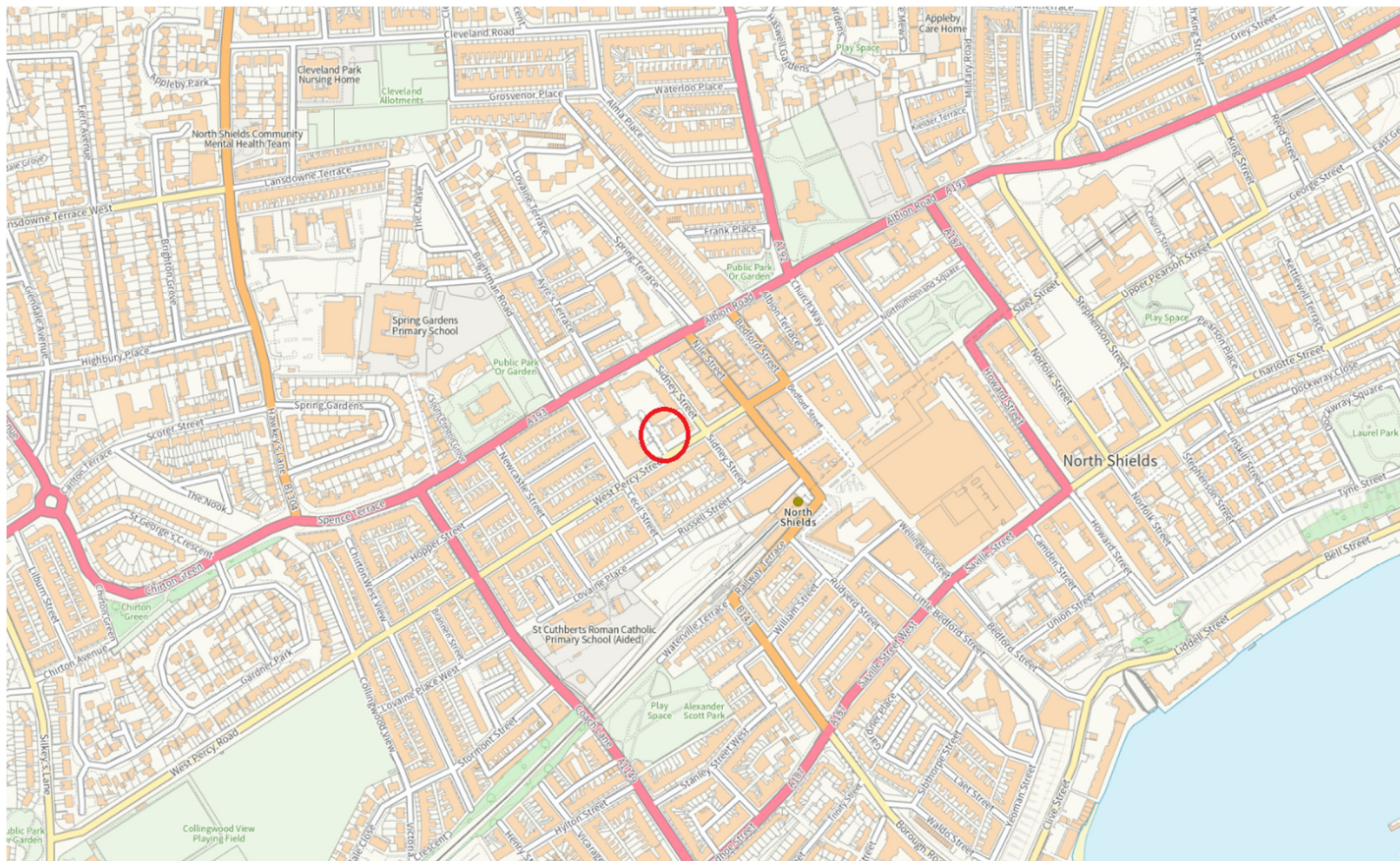


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