

for sale

**NO. 14A AND 15 /16
BOROUGH ROAD
NORTH SHIELDS
NE29 6RQ**



- TWO GROUND FLOOR RETAIL SHOPS AND SEPARATE 2 BED FIRST FLOOR FLAT
- NO. 14A – 19.52M² (210 SQ FT) / NO.15 – 53.17M² (572 SQ FT)
- ESTABLISHED LOCATION / SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- FREEHOLD OFFERS IN THE REGION OF £190,000 (SUBJECT TO CONTRACT)

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

LOCATION

The subject property is located on Borough Road, North Shields close to the junction with Saville Street West.

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 property offers a two storey mid terrace shops and residential flat above with rear yard / store.

Constructed of brickwork walls with slate roof over, the property provides, two self-contained retail units on the ground floor with glazed UPVC frontages.

No.14a, offers a small retail sales area with rear WC and wash basin facilities. The unit has painted walls and laminate flooring.

No.15, was a former hot food takeaway and provides sales / reception area with raised stores to the rear and separate WC facilities. The property does require additional refurbishment.

The first-floor flat provides separate entrance onto Borough Road, leading to entrance hall with stairs to first floor landing and two bedrooms with open plan living room / kitchen and bathroom. Access to the rear

yard is via a steel fire exit staircase.

In the rear yard is a garage / store which is in need of refurbishment.

ACCOMMODATION

From onsite measurements, the following Net Internal Areas have been provided:

No. 14a, Borough Road

19.52 m²
(210 sq ft)

No. 15, Borough Road

53.17 m²
(572 sq ft)

No. 16, Borough Road (Flat)

44.93 m²
(484 sq ft)

Rear garage / store 24.85m²
(268 sq ft)

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:

RV - £6,000

(All parties should make their own investigations.)

TENURE

Freehold with vacant possession.

PRICE

Our client is seeking freehold offers in the region of £190,000, Subject to Contract.

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

Rental offers may also be considered, in whole or part.

ENERGY CERTIFICATE

No. 14A, Borough Road - C71

No. 15, Borough Road - C65

No. 16, Borough Road - G71

(Full details upon request 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

June 2025





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No. 16, Borough Road - First Floor Flat



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No. 15 Borough Road



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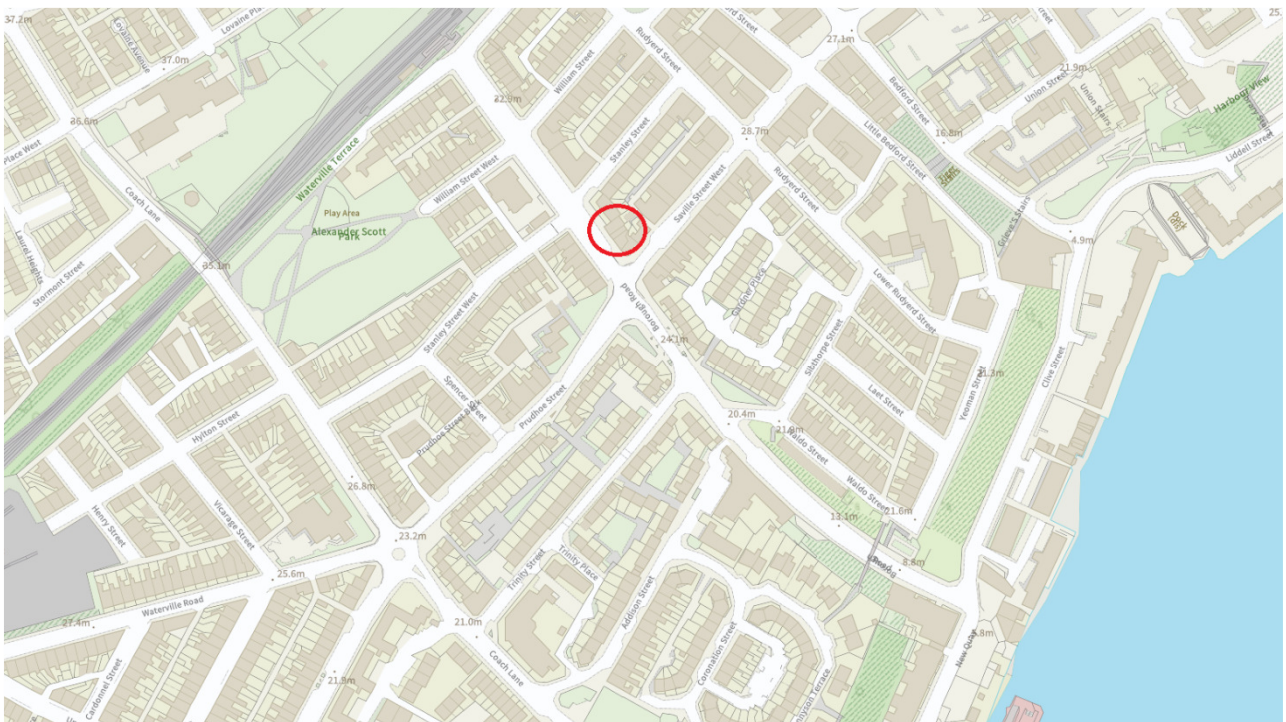
No. 14A Borough Road



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