



## Retail in NE10

Church Row, Gateshead, Tyne and Wear,  
NE10 9SL

**£160,000** Starting Bid

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Freehold Title
- ✓ Mixed Use Property
- ✓ Investment Opportunity
- ✓ Great Transport Links
- ✓ Residential Location

# Description

## Property Overview

Pattinsons are delighted to offer to the market this versatile mixed-use property located at Church Row, Windy Nook, Gateshead, offering a unique opportunity for a variety of business ventures.

The building comprises a ground floor retail unit (most recently used for retail purposes) with additional office/storage space, kitchenette, cloakroom WC, and access to a rear yard, together with a spacious first-floor flat in very good condition. In addition, the property benefits from a good-sized garage which offers scope for conversion into further commercial or residential accommodation (subject to the necessary consents). increasing in turn the sale and rental revenue for the property. We are advised there is currently false ceiling in the retail unit which is a void of around 18 inches.

This property provides an exciting opportunity for investors, business owners, or landlords looking for a property with flexible use and excellent income potential. The retail space has been recently advertised for let with a lease value of £10.8k per annum and the first floor flat is currently let on an AST to a very good tenant giving a combined gross yield in excess of 10% of the sale price. The landlord has decided instead of reletting the ground floor to sell and has all the relevant landlord certificates, electrical/gas test certificates etc.

The property is situated in the densely populated Windy Nook area of Gateshead, surrounded by residential housing, making it an ideal location for a wide range of retail or service-based businesses and directly opposite is a busy convenience store, helping to generate good levels of footfall. Additionally, the property sits in a highly visible position at the top of the bank from Felling, ensuring excellent exposure to passing traffic and accessibility for local customers.

Price: Starting Bid £160,000

Property Type: Retail

Business Type: Tanning Salon

Internal Size: 1787 Square Feet

External Size: 1787 Square Feet

Parking: On Street

## Location

The property is situated in the densely populated Windy Nook area of Gateshead, surrounded by residential housing, making it an ideal location for a wide range of retail or service-based businesses.

Directly opposite is a busy convenience store, helping to generate excellent levels of footfall.

The property sits in a highly visible position at the top of the bank from Felling, ensuring excellent exposure to passing traffic and accessibility for local customers.

Close to the Queen Elizabeth Hospital, local bar, restaurants, and other amenities – all of which support a steady flow of potential clientele.

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## Accommodation

Accommodation

Ground Floor (Retail Premises – Previously Used as Retail)

Large retail area with display window and customer entrance.

Second office room/storage area.

Kitchenette.

Cloakroom WC.

Access to rear yard.

First Floor (Residential Flat)

Private entrance to a spacious three-bedroom flat.

Two generous double bedrooms and one single bedroom.

Lounge.

Fitted kitchen.

Family bathroom and separate WC.

External

Good sized garage with development potential (subject to consents).

Rear yard area.

## Transport & Amenities

Schools, doctors' surgeries, and leisure facilities all within close proximity.

Good public transport links with nearby bus routes providing easy access to Gateshead and Newcastle.

The A1 motorway is just a short drive away, offering excellent connectivity across the region.

The Metrocentre and Newcastle City Centre are both within easy reach, adding to the property's appeal for both retail and residential use.



## Investment Potential

This property presents a fantastic investment opportunity with dual income streams possible from both the ground floor retail unit and the first floor residential flat.

Anticipated rental income: £18,000 per annum (shop advertised for £10,800 pa and first floor flat £7.2kpa)

Expected ROI: 10%+

The large garage and rear yard also provide scope for further development, subject to planning.

With its excellent location, strong local demand, and easy access to major transport routes, this property is ideal as a buy-to-let investment, owner-occupier business premises, or mixed-use redevelopment project.



## Tenure

Freehold.

## EPC

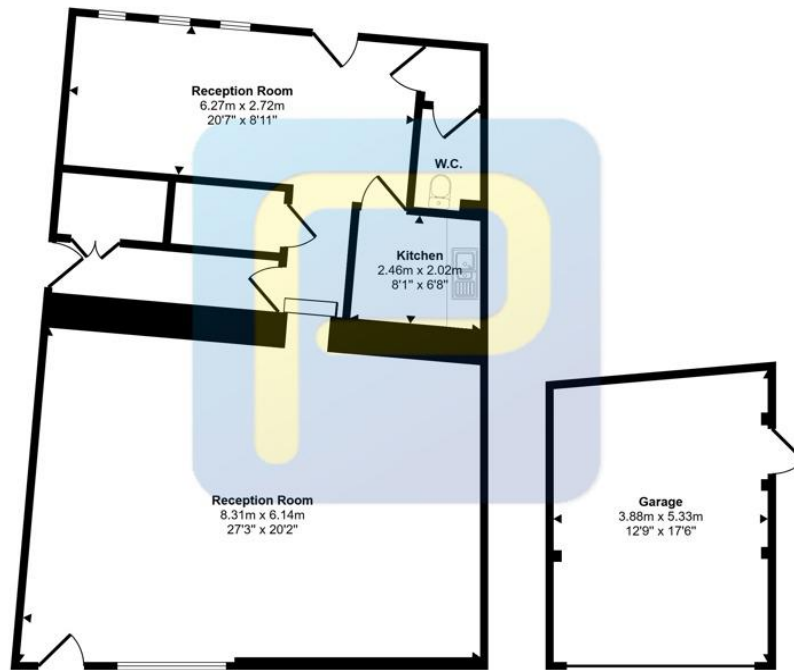
1 Church Row (Commercial) - Available upon request (rating C).

1a Church Row (Flat) - Available upon request (rating D).

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial.ne@pattinson.co.uk](mailto:commercial.ne@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

Approx Gross Internal Area  
110 sq m / 1186 sq ft



Floorplan  
Approx 90 sq m / 970 sq ft

Garage  
Approx 20 sq m / 216 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Church Row, Gateshead, Tyne and Wear, NE10 9SL

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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