



Mixed Use Investment

143-145 Rawling Road, Gateshead NE8 4QT

- Retail unit and two/three bedroom flat above
- Annual rental income of £20,800 from entire property
- Retail unit totals approximately 58 sq. m. (630 sq. ft.)
- Flat with separate access for privacy 45.58 sq. m. (490 sq. ft.)
- Prominent corner position with high visibility and footfall
- Fully tenanted under single 6-year lease agreement June 2023

Auction Guide Price £90,000 +

For Sale by Auction. Live Online Auction, bidding starts Thursday 31st July 2025

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The property is situated on the corner of Whitehall Road and Rawling Road in Gateshead, offering excellent visibility and frontage. Located within a mixed residential and commercial area, the unit benefits from a steady flow of local footfall and passing traffic throughout the day. It lies just a short distance from Gateshead town centre and is well connected to major transport links, including the A1(M), making it easily accessible from across Tyneside. Nearby public transport options include frequent bus services and close proximity to both Dunston and Gateshead Metro stations.

Description

We are pleased to offer to the market this end-terrace mixed-use investment opportunity, comprising a ground floor retail unit together with a self-contained two/three bedroom flat on the first floor.

The property occupies a prominent position and is ideally suited for investors seeking a fully let premises with both commercial and residential elements.

The ground floor retail unit extends to approximately 58 sq. m. (630 sq. ft.) and features an open-plan retail area, a small rear storage room, and W.C. facilities.

The first-floor residential accommodation measures approximately 45.58 sq. m. (490 sq. ft.) and is accessed via a separate entrance, ensuring privacy for the occupant. The flat comprises a spacious living room, a separate dining room, a well-appointed kitchen, two bedrooms, and a bathroom. The layout provides comfortable and practical living space for tenants.

Lease Terms

A 6 year lease commencing on the 19th June 2023 and ending on 18th June 2029.

Rental Income

£20,800 per annum

Viewing

Strictly by appointment through this office.

Tenure

Freehold

Viewing

Strictly by appointment through this office

Auction

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Auction Guide Price

£90,000 +

Rateable Value (143 Rawling Road NE8 4QS)

The 2025 Rating List entry is Rateable Value £3,950.

Council Tax (145 Rawling Road NE8 4QT)

Band A

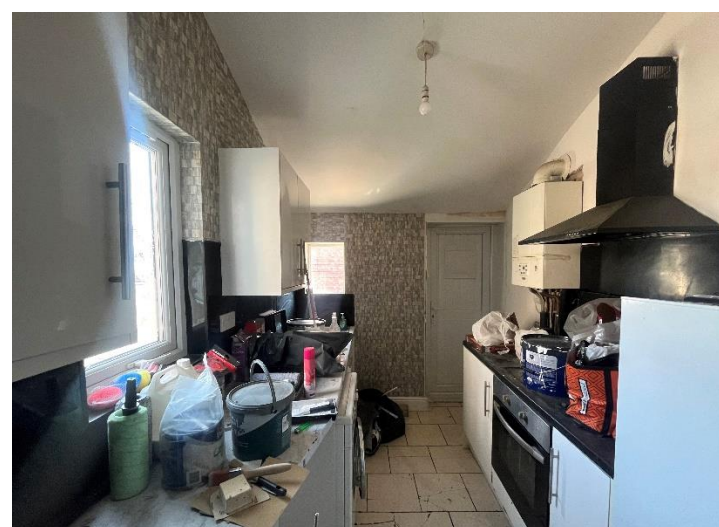
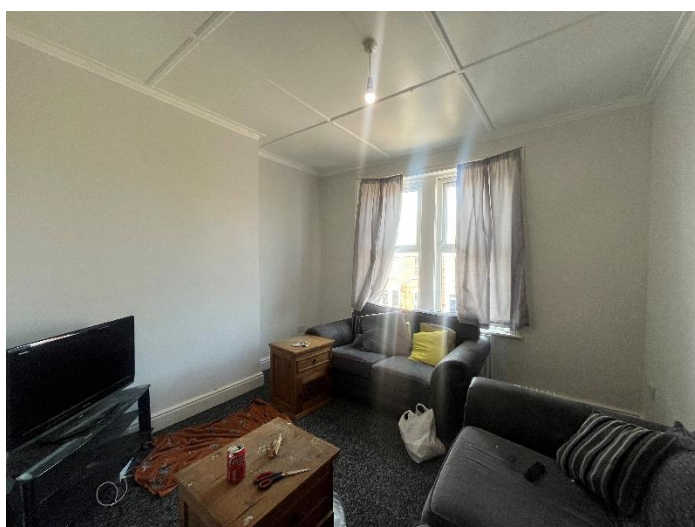
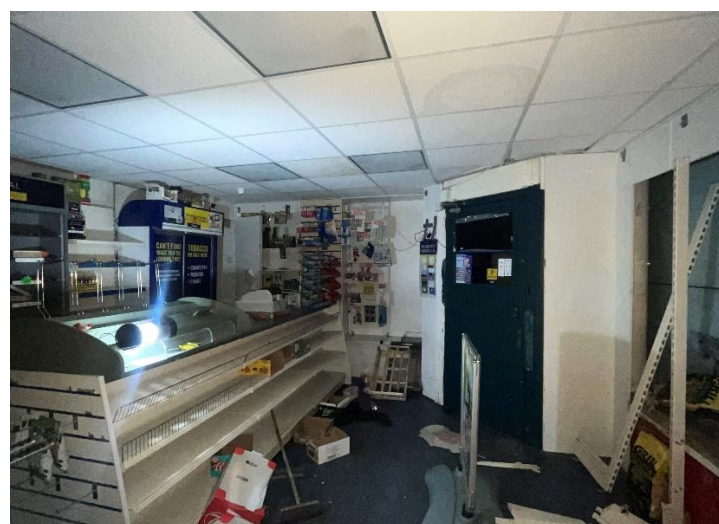
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Prepared 20th June 2025

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