



**42-44 Westbourne Ave, Walkergate,
Newcastle upon Tyne NE6 4ED**

- Mixed use semi detached property with investment potential
- Tenanted ground floor retail unit & vacant three bedroom maisonette
- Ground floor retail unit let at £5,400 p.a.
- Private rear garden, garage and ample off-street parking
- Presented to a high standard throughout
- Popular Walkergate location near Newcastle City Centre
- Freehold property – ideal owner-occupier or investor purchase

Price: £230,000 Freehold

COMMERCIAL

Location

Situated in the popular residential area of Walkergate, this property enjoys a convenient and well-connected location just a few miles from Newcastle City Centre. Westbourne Avenue is a quiet, established street within walking distance of local shops, cafes, schools, and transport links — making it an ideal spot for both residential and commercial opportunities. The property benefits from excellent accessibility, with Walkergate Metro Station only a short stroll away, providing direct links to Newcastle City Centre, the coast, and surrounding areas. Nearby bus routes also offer frequent services across Tyneside. A range of local amenities are close by, including supermarkets, community facilities, and medical centres.

Description

This attractive semi-detached mixed-use property comprises a ground floor retail unit and a three-bedroom maisonette, offering an excellent investment or owner-occupier opportunity in the heart of Walkergate, Newcastle upon Tyne.

The ground floor retail unit is currently let to Kerry Giles Male Grooming under a licence agreement, generating an income of £5,400 per annum. The unit benefits from a prominent frontage onto Westbourne Avenue, providing good visibility and accessibility for passing trade.

The three-bedroom maisonette, currently vacant, is presented to a high standard throughout. The accommodation features a spacious open-plan kitchen and dining area, living room, a utility room, ground-floor W/C, and access to an integral garage.

The first floor offers three well-proportioned bedrooms and a modern fitted bathroom, creating a comfortable and contemporary living space ideal for owner occupation or letting potential.

Externally, the property benefits from a private rear garden, providing outdoor space for relaxation or storage, and ample off-street parking to the front, enhancing convenience for both residents and visitors.

This property represents a versatile opportunity, combining immediate rental income with further potential for residential or investment use in a well-connected and sought-after area of Newcastle upon Tyne.

Services

The property is double glazed and has gas central heating.

Tenure

Freehold

Price

£230,000

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £2,050

Council Tax Band

Band B

Important Notice

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

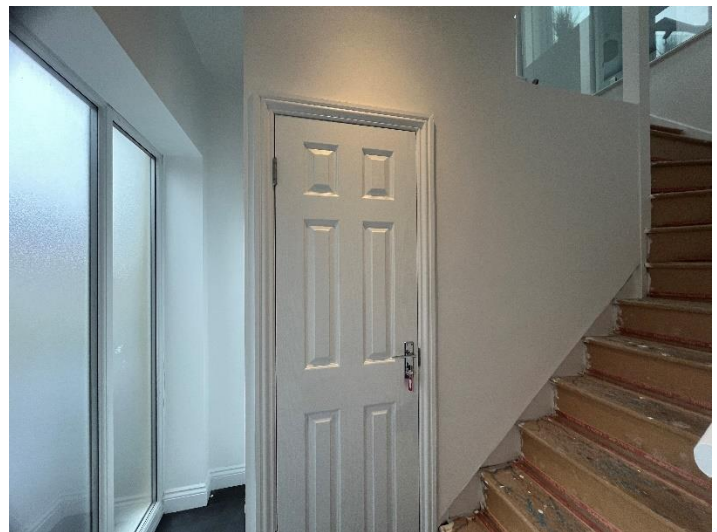
Ref: I328 (Version 2)

Prepared: 20th September 2025

COMMERCIAL



COMMERCIAL



COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573