



## 237-237a Victoria Road East, Hebburn NE31 1YE

- Two-storey mid-terrace commercial and residential property
- Ground floor former café unit
- First floor two-bedroom flat with private access
- Total net internal area approximately 120 sq. m. (1,292 sq. ft.)
- Prominent position on Victoria Road East
- Ideal owner-operator or income-producing investment opportunity
- The property's roof was replaced in 2023\*
- Electric roller shutters providing enhanced security
- The property is offered with full vacant possession

**Auction Guide Price £85,000 +**

For Sale by Auction. Live Online Auction, bidding starts Thursday 29<sup>th</sup> January 2026

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

The property is prominently positioned on Victoria Road East, one of Hebburn's established commercial and residential routes, close to the town centre. The location benefits from a mix of local retailers, services and residential housing, providing consistent footfall and strong local demand. Hebburn town centre is within short walking distance, offering a range of shops, cafés, supermarkets and amenities.

Hebburn Metro Station is nearby, providing direct access to Newcastle city centre, South Shields and Sunderland, while the A19 and Tyne Tunnel are easily accessible, offering excellent road links throughout the North East region. The surrounding area is well served by public transport and local facilities, making the ground floor commercial unit suitable for a variety of uses, while the first-floor residential accommodation is well placed for commuters and local occupiers alike.

## Description

A two-storey mid-terrace mixed-use property offered for sale by auction, comprising a vacant ground floor former café with a self-contained two bedroom flat above.

The ground floor commercial unit is currently vacant and previously traded as a café, offering open plan accommodation suitable for a variety of potential uses, subject to any necessary consents. The unit benefits from frontage to Victoria Road East as well as rear access and would appeal to owner-occupiers or investors seeking a commercial opportunity in an established location.

The first floor comprises a two bedroom residential flat, accessed independently from Victoria Road East, although you can currently also gain access from the ground floor commercial unit. The residential accommodation offers scope for letting or owner occupation and presents an opportunity to generate additional income. We have been informed by our client that the roof was replaced in 2023.

## Services

The ground floor commercial unit is served by gas and electricity, with the benefit of independent meters and a gas-fired boiler. The first floor residential flat is also served by gas and electricity, each on separate, independent meters. The gas boiler serving the flat has been removed; however, all radiators remain in situ.

## Floor Area

Floor Area	Sq. m.	Sq. ft.
Ground Floor	70	753.4
First Floor	50	538.2
<b>Net Internal</b>	<b>120</b>	<b>1,291.7</b>

## Title Number

TY195274

## Tenure

Freehold

## Auction Guide Price

£85,000 +

## Auction

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## Viewing

Strictly by appointment through this office.

## Rateable Value (237A Victoria Road East)

The 2025 Rating List entry is Rateable Value £3,100

## Council Tax Band (237 Victoria Road East)

Band A

## Important Notice

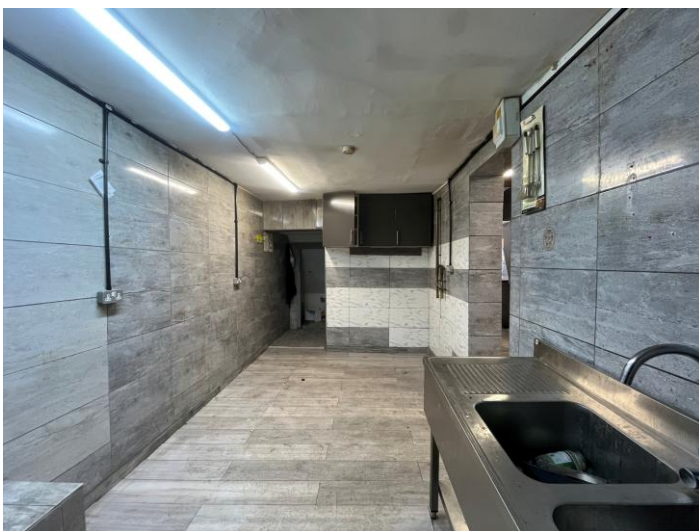
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Ref: I365 (Version 2)

Prepared 05<sup>th</sup> January 2026

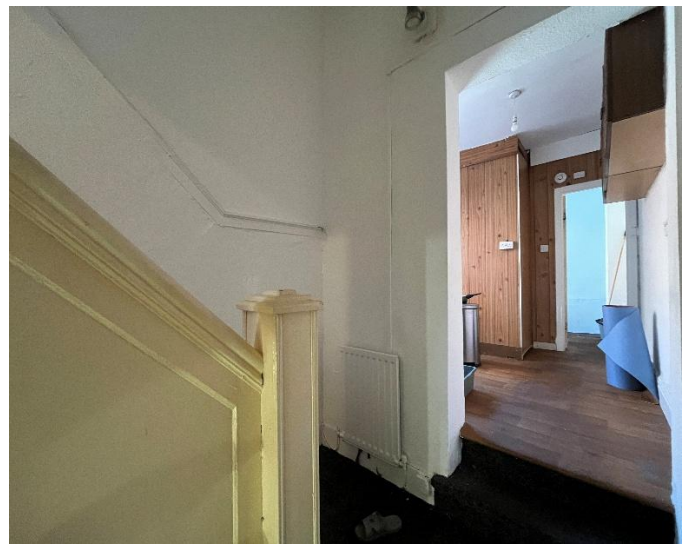


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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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.

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