



6 Nile Street, North Shields, North Tyneside NE29 0BE

- Double fronted three storey commercial property
- Net internal area 124.3 sq. m. (1,337.7 sq. ft.)
- Prominent corner position in North Shields town centre
- Suitable for various uses subject to planning
- Opposite newly developed transport hub & Metro station
- Vacant possession due to business relocation
- Eligible for 100% small business rates relief

Price: £125,000 Freehold

COMMERCIAL

Location

The property occupies a highly prominent corner position at the junction of Nile Street and Russell Street, in the heart of North Shields town centre. This well-established retail and commercial area benefits from consistent footfall and strong visibility, making it ideal for a range of business uses.

The unit sits directly adjacent to North Shields Metro Station, a key stop on the Tyne and Wear Metro network, providing regular services across Newcastle, the coast and wider region.

The station is centrally located on Nile Street with direct access from the main pedestrian thoroughfare.

Directly opposite the property is the recently developed North Shields Transport Hub, a modern bus interchange opened as part of the town's regeneration scheme, offering multiple bus connections and creating a major transport focal point for the area. This combination of Metro and bus facilities positions the property within a prime transport hub, generating significant passing trade from commuters and visitors throughout the day.

Description

A rare opportunity to acquire a substantial double fronted end-terrace commercial property, prominently positioned on a visible corner plot in the heart of North Shields. Arranged over three storeys, the property offers versatile office accommodation throughout and is currently utilised as a taxi office. The premises will be sold with vacant possession due to the owner's relocation, making it suitable for a wide range of alternative commercial uses (subject to the necessary consents).

The property benefits from a prominent double frontage, providing excellent visibility and branding opportunities. Internally, the accommodation is arranged to provide a mix of open-plan and cellular office space across all levels.

The ground floor offers a welcoming reception area with multiple offices and staff facilities. The upper floors continue the office provision, with the second floor featuring additional kitchen and W.C. facilities, making it suitable for multi-departmental use or potential subdivision. Natural light is a key feature, particularly on the upper floors, while the overall layout lends itself well to professional services, creative workspace, or conversion to alternative uses such as a restaurant, subject to planning.

Tenure

Freehold

Price

£125,000

Rateable Value

The 2026 Rating List entry is Rateable Value £9,000

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Floor Area

Area	sq. m.	sq. ft.
Ground Floor		
Reception	10.84	116.68
Office	16.88	181.69
Office	4.65	50.05
Kitchen/W.C	24.33	261.88
First Floor		
Office	36.34	391.16
Second Floor		
Office/Kitchen/WC	31.24	336.26
Net Internal	124.28	1,337.73

Viewing

Strictly by appointment through this office.

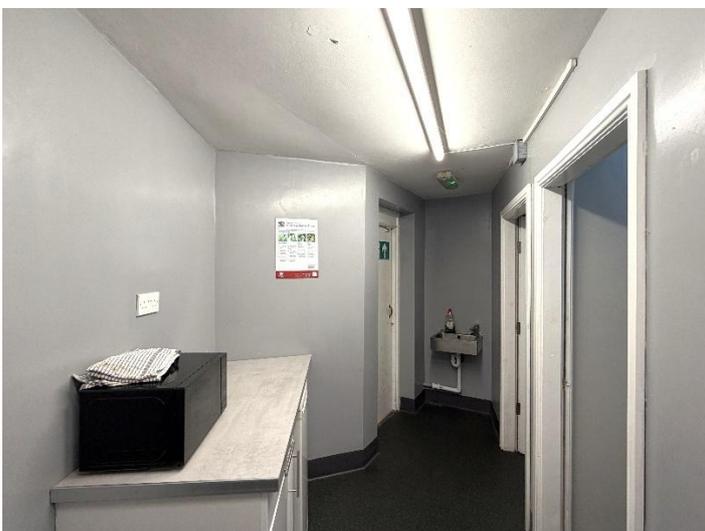
Important Notice

1. 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.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I430 (Version 1)

Prepared: 25/03/2026

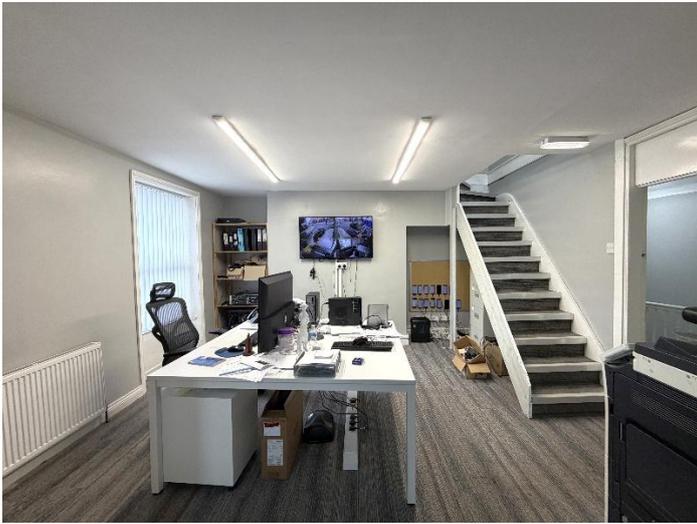
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer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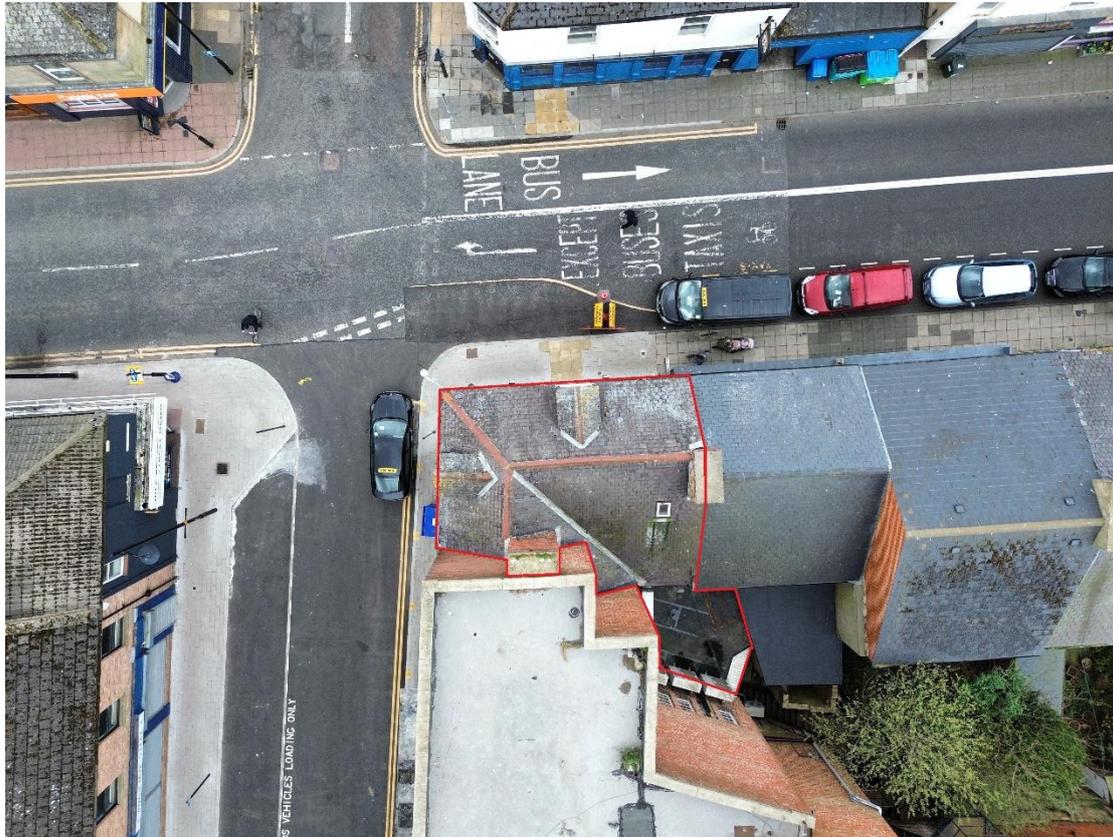
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