

- Freehold mixed-use investment
- Strong passing rent of £34,476 per annum
- 4 Self-contained retail units & 3-bed house
- Net internal area 789.8 sq. m. (8,501 sq. ft.)
- Diverse tenant mix across retail and residential
- Prominent position with parking and yard space
- Attractive 9.85 % yield



Northumbria House, Church Avenue,
Scotland Gate, Choppington NE62 5SE

Mixed Use Investment
Tenure: Freehold

Price £350,000

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Location

The property is prominently situated on Church Avenue in Scotland Gate, a well-established residential and commercial area within the borough of Northumberland. The location benefits from a strong local catchment population and consistent footfall, supported by a mix of surrounding housing, independent retailers, and community amenities.

Church Avenue serves as a key local thoroughfare, providing convenient access to nearby towns including Bedlington, Morpeth, and Ashington. The area is well connected via the A189 Spine Road, offering direct links to the wider North East region, including Newcastle upon Tyne approximately 10 miles to the south. The immediate vicinity comprises a blend of residential housing and neighbourhood retail, making it an attractive position for local businesses and service providers. The presence of on-site parking to the front of the property further enhances accessibility and convenience for both commercial tenants and residential occupants.

Description

An excellent and well-positioned mixed-use investment opportunity, comprising a fully let commercial parade with a detached residential dwelling, set within a prominent roadside plot. The property is arranged to provide four self-contained retail and commercial units at ground and first floor level, alongside a well-presented three-bedroom house with private access. The site benefits from generous frontage, on-site parking, and a sizeable plot extending to the rear, offering potential for future development or asset management opportunities (subject to necessary consents). The commercial element is fully occupied by established tenants including Sheds of Wool, Wash & Go (occupying two units), and In Disguise, providing a diverse and resilient tenant mix. The units are well configured and benefit from strong visibility and accessibility, serving the surrounding residential community.

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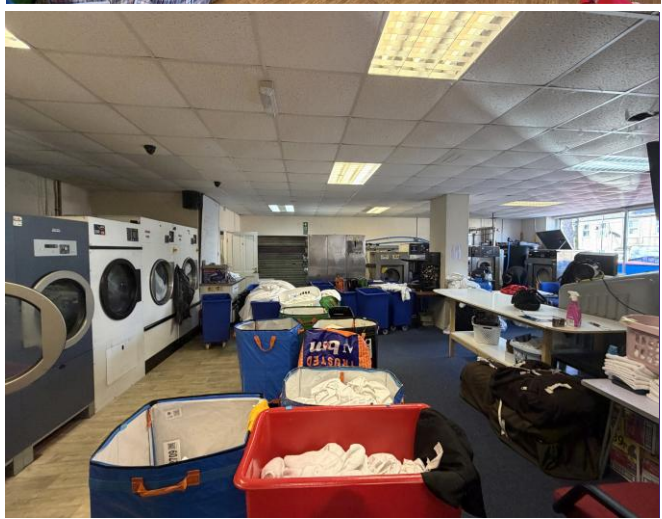
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To the rear and side, the property includes a spacious yard and service areas, further enhancing its functionality for occupiers and long-term flexibility for investors. The residential accommodation comprises a self-contained three-bedroom house, well maintained and currently let, providing an additional income stream and broadening the appeal of the investment.

The property generates a strong total annual rental income of £34,476 per annum, with leases in place across the commercial units and residential element, offering an attractive balance of immediate income and reversionary potential.

Component	Level	Tenant	Floor Area		Rent (per annum)	Lease Details
			Sq. m	Sq. ft.		
Unit 1	Ground Floor	Sheds of Wool	154.5	1,663	£6,000	5 year term from 01/09/2025
Unit 2	Ground Floor	Wash & Go	100.5	1,081.7	£6,600	5 year term from 01/08/2025
Unit 3	Ground Floor	Wash & Go	102.5	1,103.3	£6,600	5 year term from 01/08/2025
Unit 4	First Floor	In Disguise	327.3	3,523	£6,276	5 year term from 01/08/2025
House (3 bed)	Ground/First	Private	105	1,130.2	£9,000	1 year from 01/08/2025
Total			789.8	8,501.2	£34,476	



Yield

Total rental income: £34,476 per annum, reflecting an attractive yield of 9.85%

Tenure

Freehold

Price

£350,000

Viewing Arrangements

Strictly by appointment through this office.

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2. The photographs show only parts of the property as they appeared at the time taken.

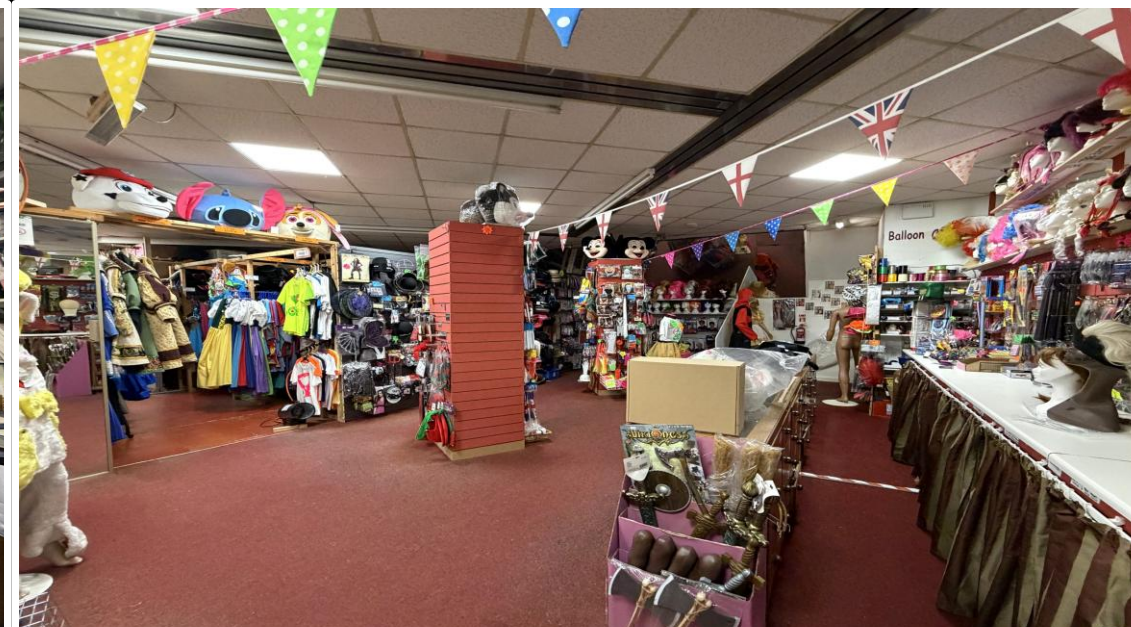
3. Any areas, measurements and distances given are approximate only.

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