

- Substantial freehold mixed-use property
- Ground floor retail unit circa 620.53 sq. ft.
- Spacious three-bedroom maisonette circa 1,089 sq. ft
- Prime position on Station Road in the heart of South Gosforth
- Private independent access to the maisonette & terrace area
- Well-presented and modern accommodation throughout
- Ideal for investors or owner occupiers

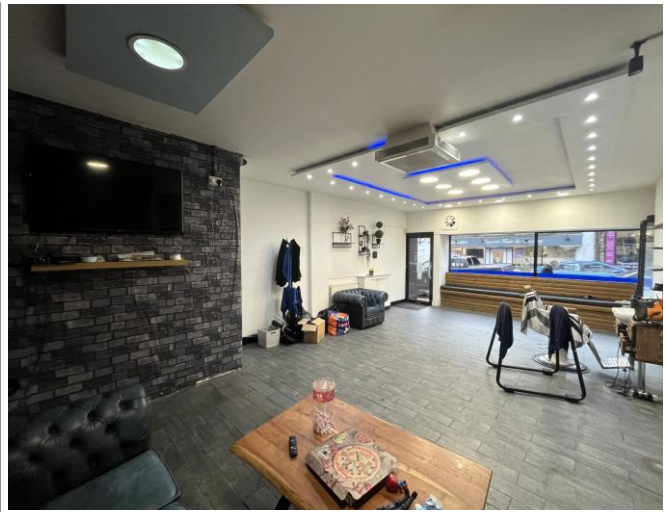


**48-48a Station Road, South Gosforth
Newcastle upon Tyne NE3 1QD**

Mixed-use property
Tenure: Freehold

O/O £280,000

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Location

The property is prominently located on Station Road in the heart of South Gosforth, a popular and affluent suburb of Newcastle upon Tyne. The area benefits from a strong mix of independent retailers, cafés, restaurants and local businesses, together with excellent transport links via South Gosforth Metro Station and nearby access to the A1058 Coast Road and A1 motorway. The surrounding residential area provides a strong local customer base and consistent passing footfall.

Description

An impressive and substantial three-storey freehold property situated in the heart of the highly sought-after South Gosforth district, offering an excellent opportunity to acquire a mixed-use premises combining a spacious ground floor retail unit with beautifully presented residential accommodation above.

The ground floor retail premises extends to approximately 57.65 sq. m. (620.53 sq. ft.) and features a large open-plan retail area with modern tiled flooring, contemporary lighting, kitchen facilities, storage room and WC. Previously operated as a barber shop, the unit benefits from electric roller shutters and is now offered with vacant possession, making it suitable for a variety of retail, office or service-based uses (subject to any necessary consents).

Occupying the first and second floors is an exceptionally spacious and well-presented three-bedroom maisonette extending to approximately 101.17 sq. m. (1,089 sq. ft.). The accommodation blends character and modern styling throughout, featuring an impressive staircase, generous room proportions and excellent natural light. The first floor briefly comprises a stunning large living room with feature fireplace and bay window, modern fitted kitchen/diner ideal for entertaining, and a separate utility room with direct access to the rear terrace.

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To the second floor there are three bedrooms and a stylish contemporary bathroom fitted with both a freestanding bath and separate walk-in shower. Externally, the property enjoys a private rear entrance leading to a superb raised decked terrace area, providing an ideal outdoor space for relaxing and entertaining. There is also a useful ground floor storage area accessed from the rear.

This versatile property would suit a wide range of purchasers including investors, business owners seeking live/work accommodation, or owner occupiers looking to combine residential and commercial space in a prime location.

Description	Sq. m.	Sq. ft.
Ground Floor		
Retail Unit	57.65	620.53
First Floor		
Utility room	7.59	81.70
Kitchen/Diner	18.24	196.34
Living room	24.36	262.21
Landing	9.12	98.17
Second floor		
Bathroom	7.59	81.70
Bedroom	15.2	163.61
Bedroom	8.32	89.56
Bedroom	10.75	115.71
Total	158.82	1,709.53

Tenure
Freehold





Viewing Arrangements

Strictly by appointment through this office.

Rateable Value (48 Station Road)

The 2026 Rating List entry is Rateable Value £8,100

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.

Council Tax Band

Band A

Information Notice

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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.

Ref I470 (Version 1)

Prepared 27th May 2026

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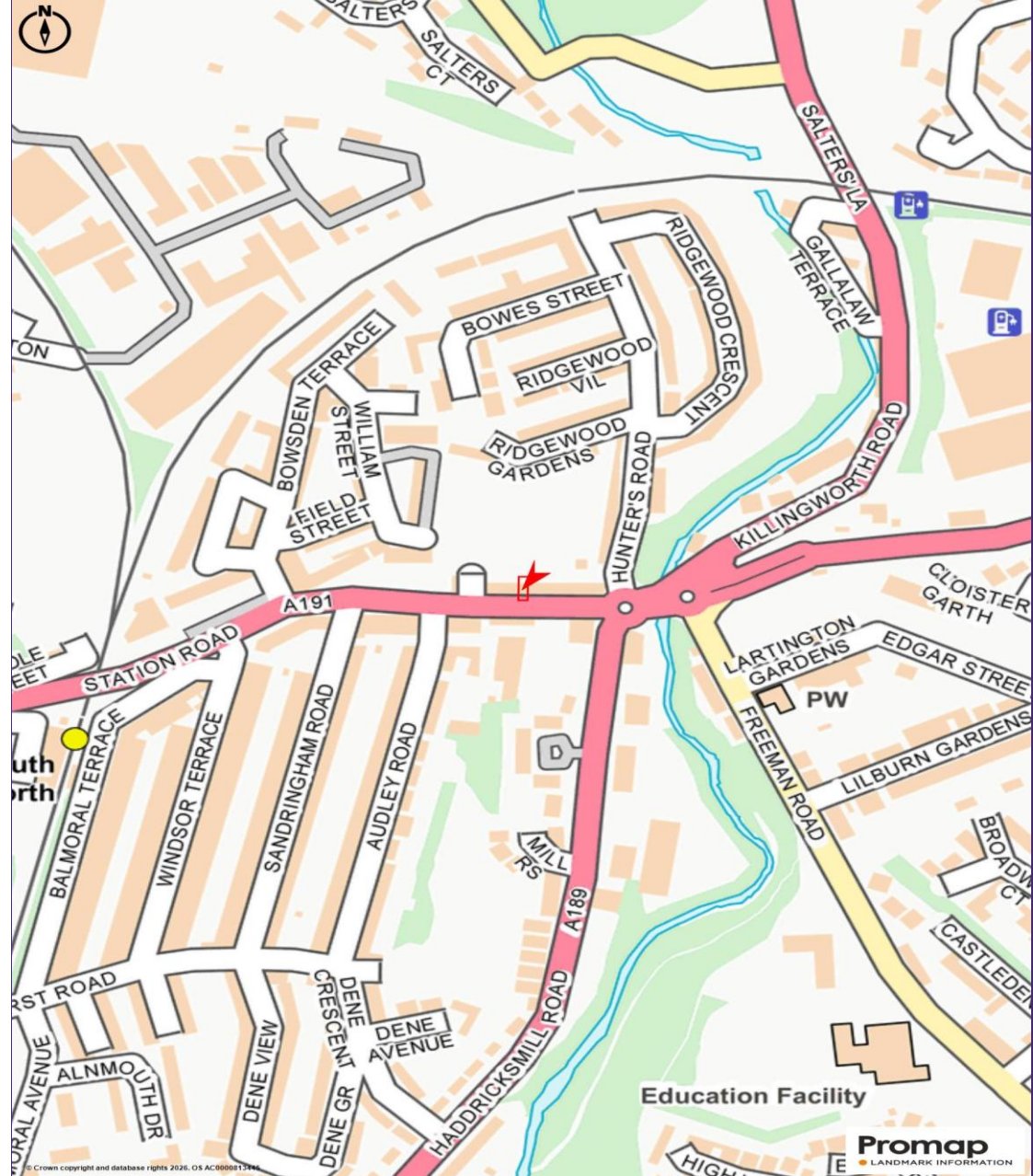
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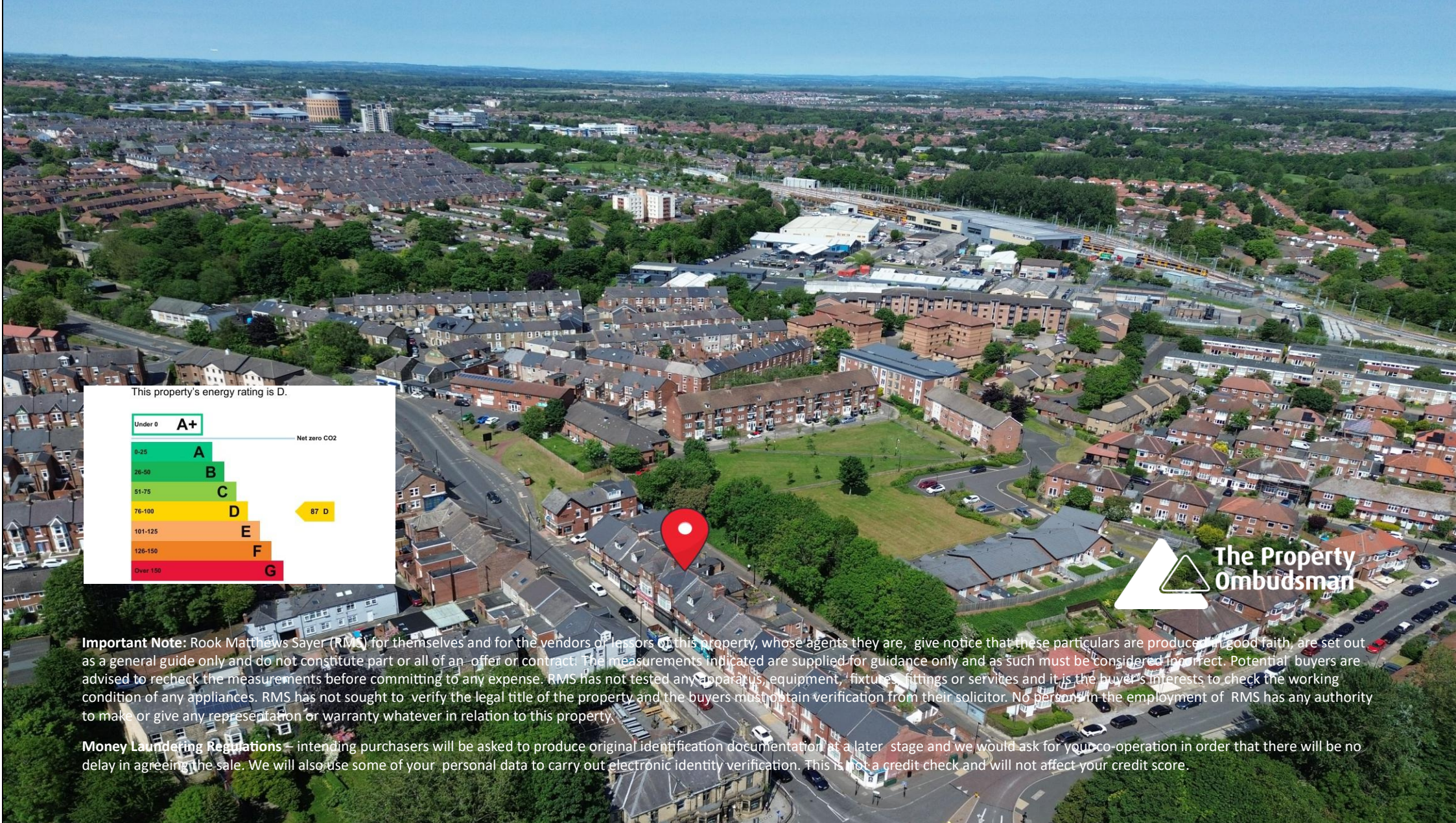
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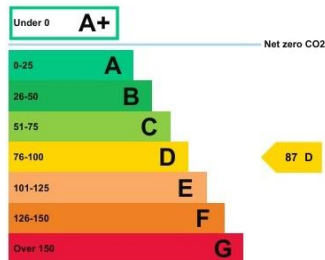


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This property's energy rating is D.



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