

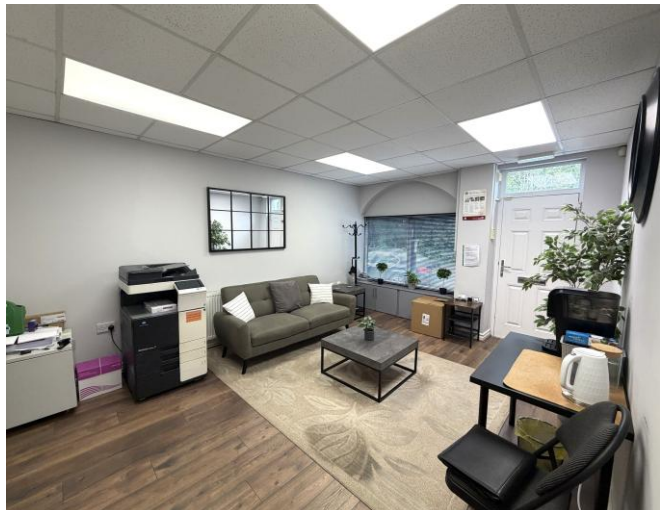


- Double fronted two-storey mid-terrace commercial unit
- Net Internal Area 139 sq. m. (1,498 sq. ft.)
- Well-presented flexible office accommodation
- Secure rear yard with roller shutter access
- Suitable for various uses, subject to planning
- Small business rates relief potential

**4 Tyne View,
Lemington,
Newcastle upon Tyne NE15 8DE**

Price: £150,000 Freehold

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Location

The property is located on Tyne View in Lemington, a well-established residential suburb approximately 5 miles west of Newcastle City Centre. The area benefits from excellent road connections via the A695 Scotswood Road and the A1, providing easy access to Newcastle and the wider North East region. The property occupies a prominent position within a predominantly residential area and is supported by a range of nearby local shops, services and community facilities, generating regular footfall and serving the surrounding population.

Description

The property comprises a substantial two-storey mid-terrace commercial building of traditional brick construction beneath a pitched slate roof. Occupying a prominent double-fronted position within the established Tyne View neighbourhood parade, the premises provide well-presented and versatile accommodation extending to approximately 139.18 sq. m. (1,498 sq. ft.) over two floors.

The ground floor extends to 75.78 sq. m. (815.68 sq. ft.) and provides predominantly open-plan office accommodation, currently arranged to include two well-presented office areas together with ancillary stores, a private office and a shower room with WC. The accommodation benefits from good natural light and is capable of supporting a variety of office, professional or service-based uses, subject to any necessary consents.

The first floor extends to 63.41 sq. m. (682.53 sq. ft.) and comprises three offices, a kitchen and separate WC facilities, providing flexible workspace suitable for management, meeting rooms or additional staff accommodation.

Externally, the property benefits from a secure rear yard with roller shutter access, offering useful loading, storage or parking potential. Additional features include uPVC double glazing throughout and gas-fired central heating. The property has been maintained to a good standard and is presented in ready-to-occupy condition.

Overall, this is a well-appointed freehold commercial property that would suit a wide variety of occupiers including office, medical, training, community, consultancy or other commercial uses, subject to the necessary planning requirements

Floor Area

Ground Floor – 75.78 sq. m. (815.68 sq. ft.)

First Floor – 63.41 sq. m. (682.53 sq. ft.)

Net Internal – 139.18 sq. m. (1,498.21 sq. ft.)

Price

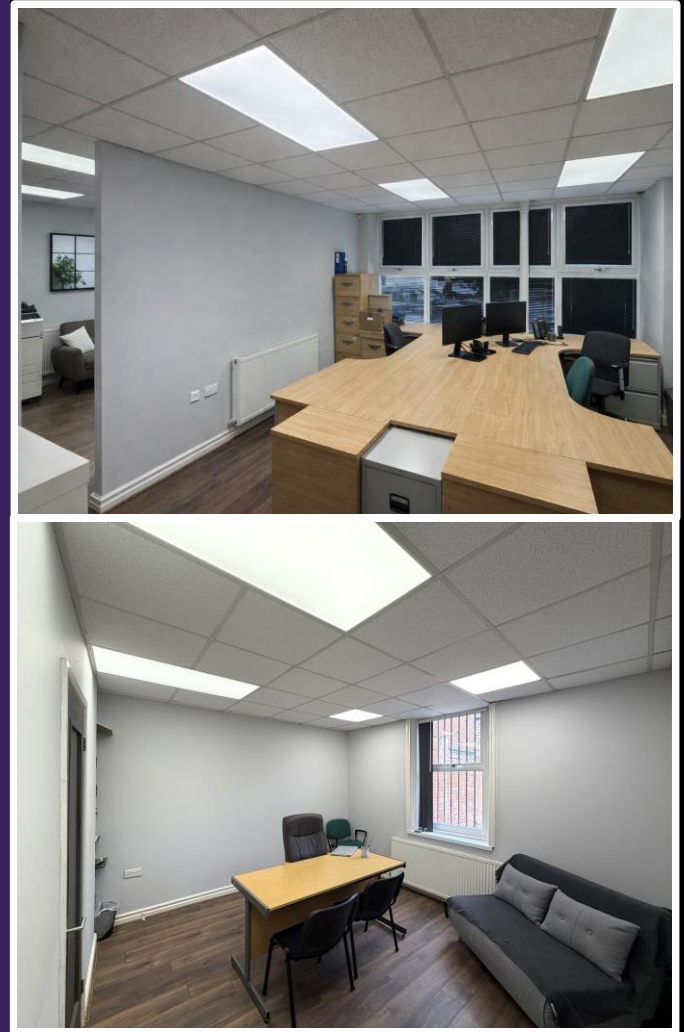
£150,000

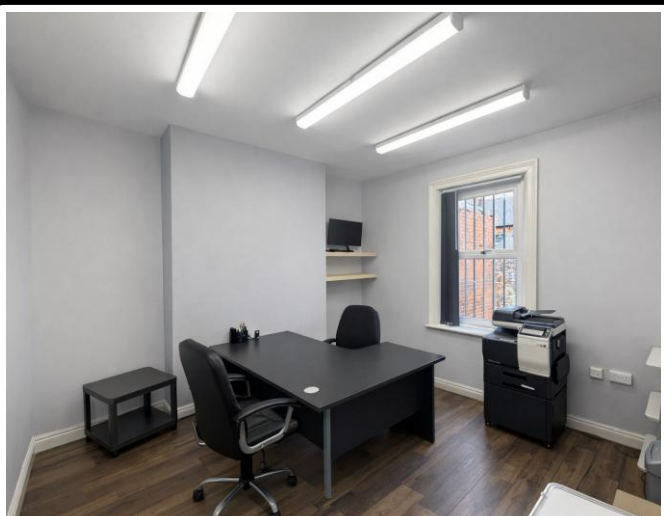
Tenure

Freehold

Viewing Arrangements

Strictly by appointment through this office.





Rateable Value

The 2026 Rating List entry is Rateable Value £4,700

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.

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

Ref I505 (Version 1)

Prepared 15th July 2026

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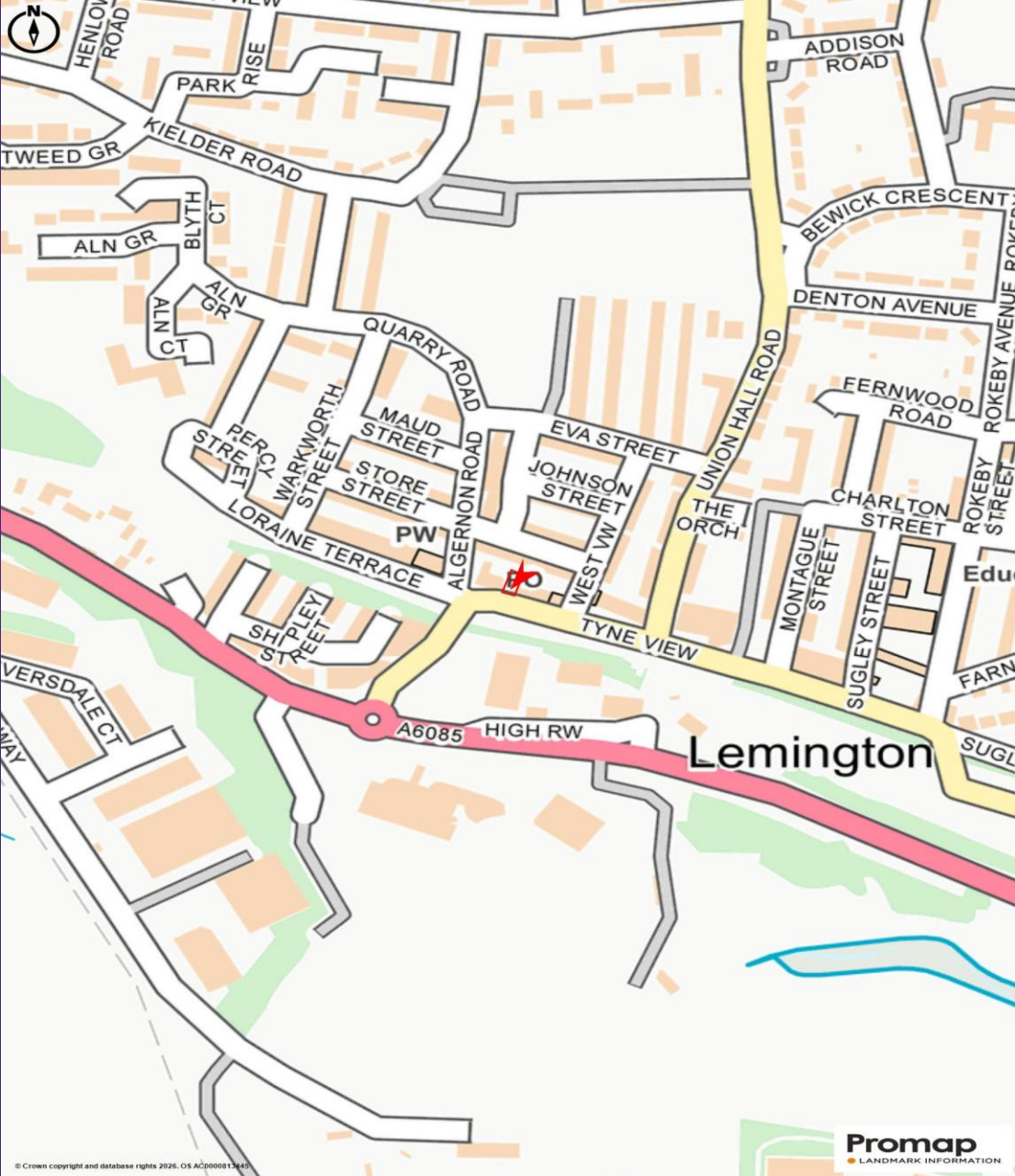
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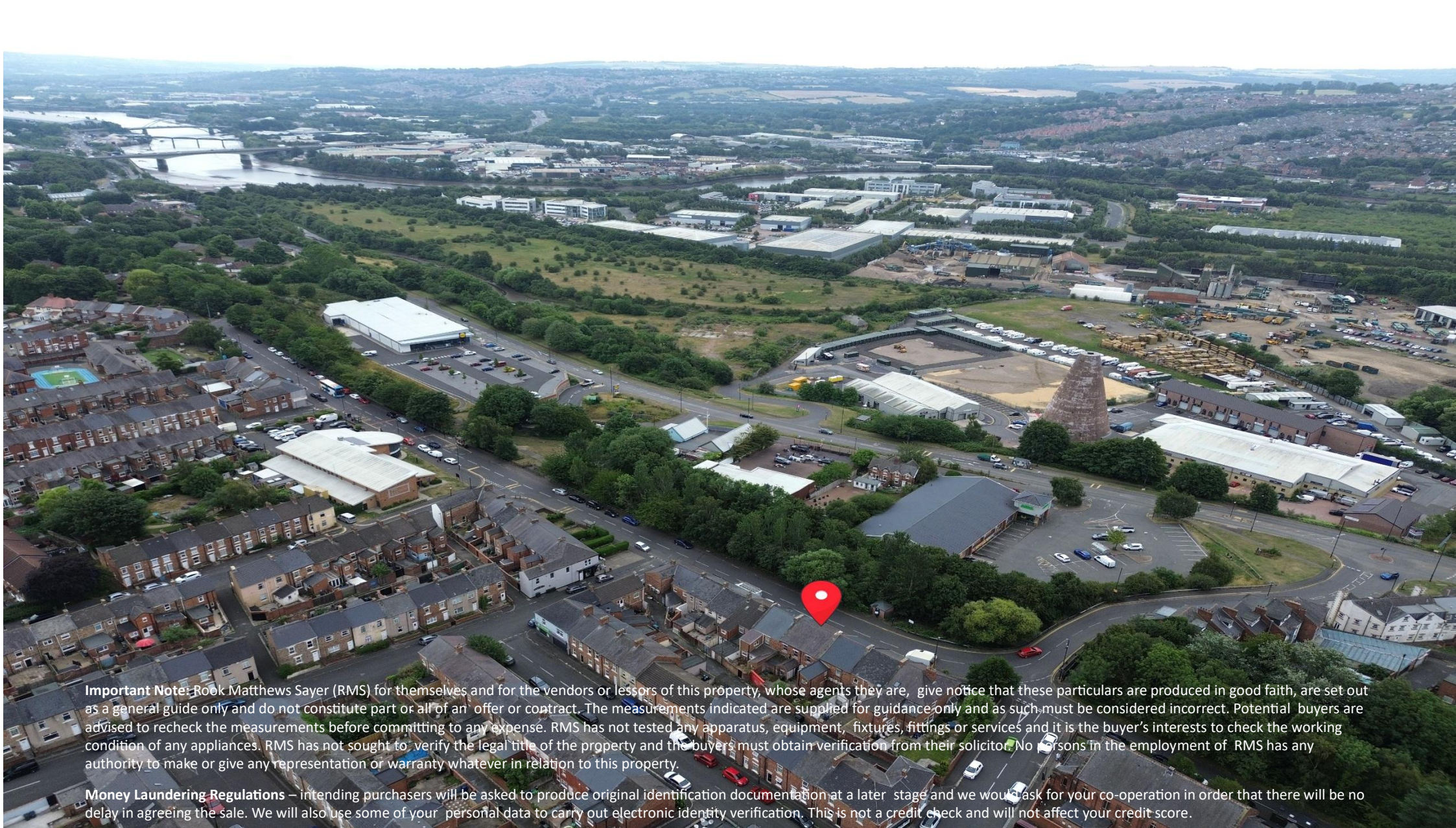
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