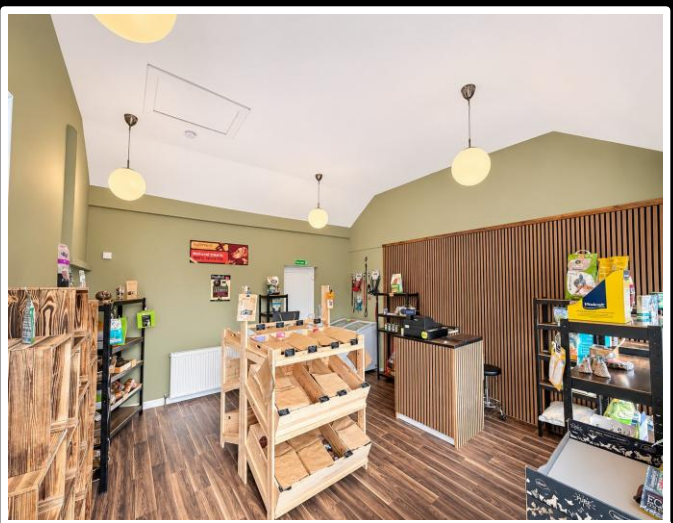
- Spacious one bedroom bungalow & separate retail unit
- Net internal area 82.64 sq. m. (889.5 sq. ft.)
- Retail unit currently operating as a pet supplier, suitable for alternative uses
- Ideal for owner-occupiers or investment purchasers
- Property presented to an excellent standard throughout
- Secure off-street parking to the rear
- Low-maintenance enclosed rear garden
- Previously granted planning permission for three-bedroom conversion
- Retail unit benefits from 100% Small Business Rates Relief



6-8 Main Street,
Crawcrook,
Gateshead NE40 4ND

Price: £150,000 Freehold

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Location

6-8 Main Street occupies a prominent position within the heart of Crawcrook, a well-established village located to the west of Gateshead and approximately 10 miles from Newcastle upon Tyne. The property is situated on Main Street, the village's principal commercial thoroughfare, which benefits from a mix of independent retailers, service businesses and residential housing, generating regular footfall and passing trade. Crawcrook serves a large surrounding residential population and is closely linked to the neighbouring communities of Ryton, Greenside and Stella, providing a strong local customer base. The area benefits from good road communications via the A695, offering convenient access to Newcastle, Gateshead, Hexham and the wider Tyne Valley.

The property comprises a versatile mixed-use opportunity with a ground floor retail unit fronting Main Street together with a self-contained bungalow. The location is ideally suited to an owner occupier seeking live/work accommodation, while also offering investment potential through the letting of both the residential and commercial elements. Local amenities, schools, public transport services and recreational facilities are all within easy walking distance, making this an attractive and convenient setting for both residential and business use.

Description

A rare opportunity to acquire a substantial mixed-use property comprising a spacious one-bedroom bungalow together with a self-contained retail unit, occupying a prominent position on Main Street in the heart of Crawcrook.

Constructed of traditional red brick beneath a pitched roof, the property is presented to an excellent standard throughout and offers versatile accommodation extending to approximately **82.64 sq. m. (889.52 sq. ft.)**. The residential element comprises a well-appointed and deceptively spacious bungalow featuring a modern fitted kitchen, generous living accommodation, double bedroom and bathroom, all finished to a high standard.

The adjoining retail unit is currently operated as a successful pet supplies shop and benefits from an attractive glazed frontage onto Main Street. The premises would suit a variety of retail, professional service or business uses, subject to any necessary consents, and currently qualifies for 100% Small Business Rates Relief, subject to occupier status.

Externally, the property benefits from secure off-street parking to the rear together with a low-maintenance enclosed garden area. The combination of residential and commercial accommodation makes the property ideally suited to an owner-occupier seeking a live/work opportunity, whilst also presenting an attractive investment proposition with potential to generate income from both elements. The property is offered for sale due only to the owners' planned relocation, representing a genuine opportunity to acquire a well-maintained mixed-use asset in an established village centre location.

Planning
Subdivision of existing retail unit (Use Class A1) resulting in the creation of one residential unit (Use Class C3) and one retail unit (Use Class A1), including external alterations consisting of rear infill extension and dormer window within rear roof space and single storey rear/side extension. DC/16/01332/FUL

Floor Area
82.64 sq. m. (889.5 sq. ft.)

Parking
There is secure gated parking for one vehicle to the rear.

Price
£150,000

Tenure
Freehold





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Rateable Value
The 2026 Rating List entry is Rateable Value £3,200
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 A

Viewing Arrangements
Strictly by appointment through this office.

Information 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 I563 (Version 1)
Prepared 03rd November 2026









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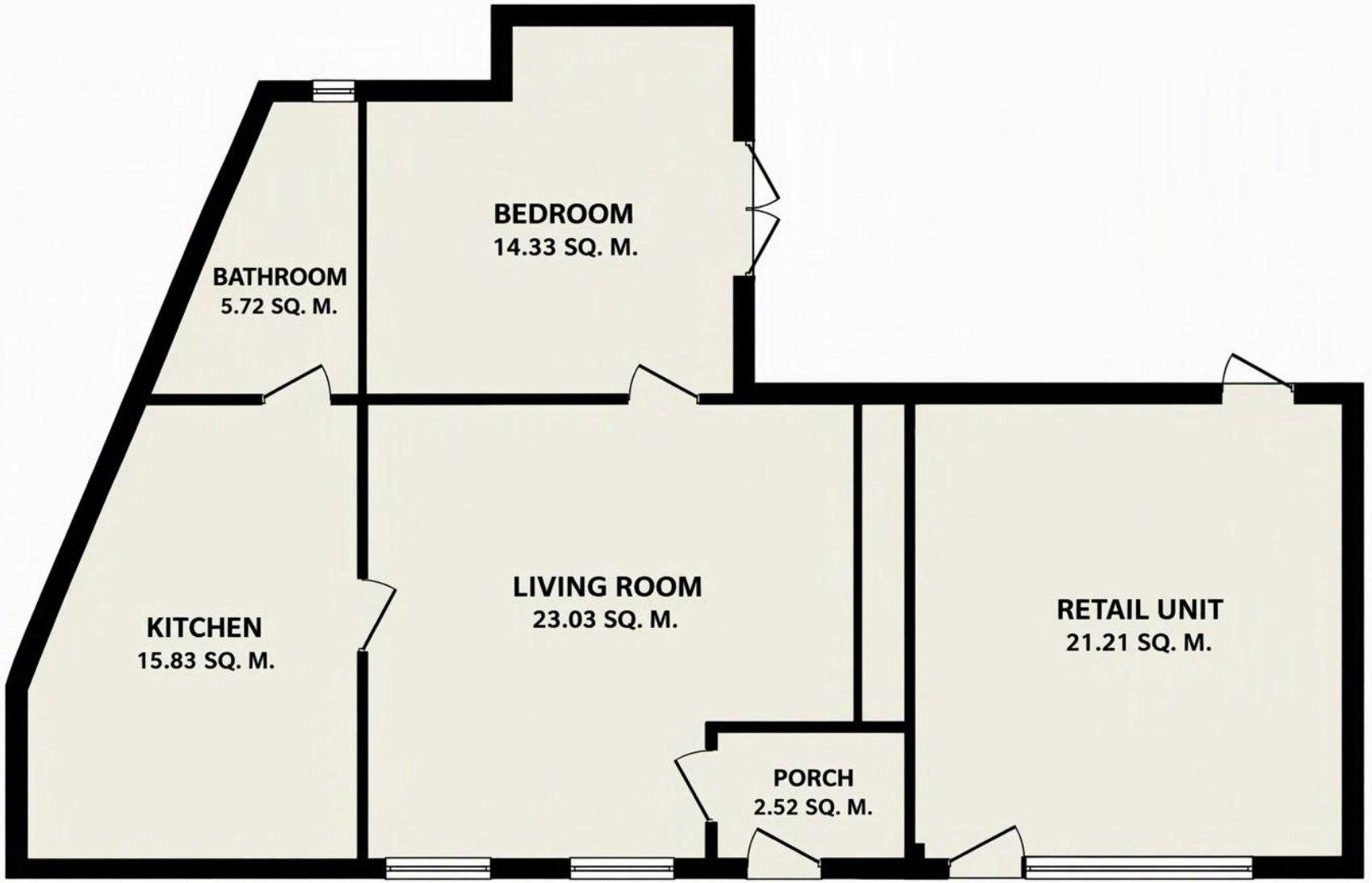
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Net Internal Area 82.64 sq. m. (889.52 sq. ft.)

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