

for sale

LITTLE BEDFORD STREET / LOWER RUDYERD STREET NORTH SHIELDS NE29 6NW



- **UNIQUE DEVELOPMENT OPPORTUNITY WITH PANORAMIC VIEWS ACROSS THE TYNE**
- **TWO SELF CONTAINED WAREHOUSE / WORKSHOPS**
- **TOTAL GIA (VOA MEASUREMENTS): 1,563.55 M² (16,830 SQ FT)**
- **ESTABLISHED LOCATION / SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION**
- **UNCONDITIONAL FREEHOLD OFFERS ONLY (PART OR WHOLE CONSIDERED)**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

LOCATION

The properties are located on Little Bedford Street and Lower Rudyerd Street, North Shields.

The properties offer panoramic views both over the River Tyne and the Fish Quay.

This location benefits from a short walk to North Shields Town Centre with local transport links and amenities.

The surrounding area is mainly residential with commercial and leisure operators.

The exact location is shown on the attached plans.

DESCRIPTION

The properties comprise two separate self-contained workshop and warehouse units.

The detached brick-built property off the rear of Rudyerd Street, offers a single storey workshop with both rear and front vehicular access providing an effective eaves height of 5.2m (Apex 8.5m), along with office and WC facilities.

The property on Little Bedford Street, offers a larger old open plan warehouse of brick construction situated over the ground / lower ground and basement levels.

Currently occupied and used by an engineering company the properties can be used for a wide selection of uses / refurbishment and redevelopment, subject to planning permissions.

ACCOMMODATION

From VOA measurements, the following areas have been provided:

Lower Rudyerd Street
Workshop

368.10m²

Little Bedford Street
Ground / Lower Ground /
Basement Level

1,195.45 m²

TOTAL GIA: 1,563.55 M²
(16,830 SQ FT)

SERVICES

The premises benefit from all mains services.

(It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.)

BUSINESS RATES

We understand from the Local Rating Authority that the premises have the following RV assessments:

Lower Rudyerd Street
RV £9,300

Little Bedford Street
RV £18,750

TENURE

The properties are freehold under titles :

Little Bedford Street: TY457152
Lower Rudyerd Street: TY451700

Benefiting from the tenancy agreements in place as below:

Little Bedford Street
Let to Worr Ltd on a 3 year lease (Contracted out of the Landlord and Tenant Act 1954) w/e 29 March 2023 expiring 28 March 2026 at a rent of £15,678 p.a. exc

Lower Rudyerd Street

Let to Worr Ltd on a 3 year lease (contracted out of the Landlord and Tenant Act 1954) w/e 29 March 2023 expiring 28 March 2026 at a rent of £7,722 p.a. exc.

Both leases are subject to 6-month mutual break clauses.

PRICE

Our client is seeking unconditional freehold offers only.

(Sale of individual properties maybe considered subject to offers and conditions).

ENERGY PERFORMANCE CERTIFICATE

F-139

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing purchaser will be responsible for the Vendors reasonable legal costs in connection with this transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

April 2025



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