

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2127



**North East Commercial**  
Property & Business Agents

## HEAD OFFICE / DEVELOPMENT OPPORTUNITY

18 Bewick Road,  
Gateshead NE8 4DP



- Suitable for owner occupation or conversion.
- Extensive four storey terraced property.
- Net internal floor area 285 sq.m. (3,060 sq.ft.).
- Modern internal fit and finish.
- Currently occupied as Company HQ.
- 4x allocated parking spaces plus street parking.
- FREEHOLD OFFERS OVER £325,000.

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
Fax: 0191 4934891

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

Sales Particulars

## Location

The property is located on Bewick Road which runs just off Prince Consort Road to the south of Gateshead town centre. Whilst Bewick Road has a number of commercial occupiers, the immediate area comprises predominantly residential properties supported by good public transport links and ample free on street parking.

## Description

The property comprises an extensive four storey building of traditional brick construction providing modular offices on all floors. The property was refurbished recently and is owned by Shadbolt Group SIPP and is occupied by Shadbolt Consulting who are planning to relocate. The property would be suitable for various uses, including residential redevelopment, and viewing is recommended to appreciate the space, fit and finish of this rare to the market freehold opportunity.

### Accommodation;

#### Basement

**Storage** 13 sq.m. (140 sq.ft.)

#### Ground Floor

##### Entrance Hallway

**Reception** 21 sq.m. (230 sq.ft.).

**Conference Room** 22 sq.m. (235 sq.ft.).

**Office 1** 19 sq.m. (200 sq.ft.).

**Office 2** 15 sq.m. (160 sq.ft.).

**Breakout Room** 18 sq.m. (195 sq.ft.).

**Kitchen** 12 sq.m. (130 sq.ft.).

**2x Toilets**

#### First Floor

**Office 3** 21 sq.m. (230 sq.ft.).

**Office 4** 10 sq.m. (110 sq.ft.).

**Office 5** 16 sq.m. (170 sq.ft.).

**Office 6** 18 sq.m. (195 sq.ft.).

**Office 7** 15 sq.m. (160 sq.ft.).

**2x Toilets**

#### Second Floor

**Office 8** 30 sq.m. (320 sq.ft.).

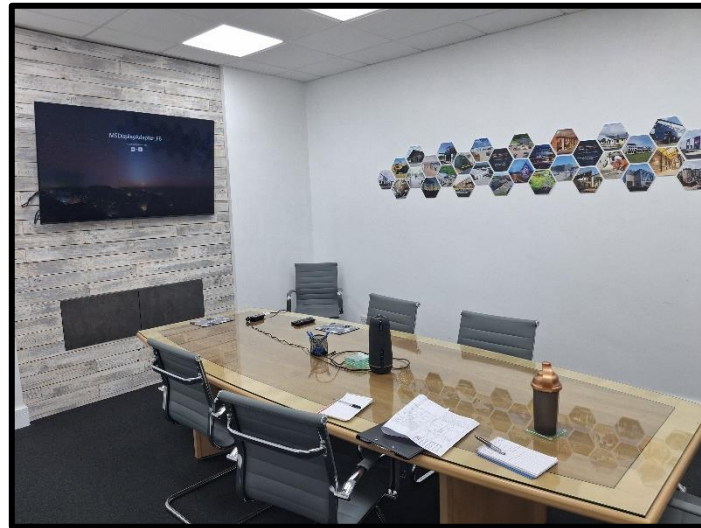
**Office 9** 15 sq.m. (160 sq.ft.).

**Office 10** 19 sq.m. (205 sq.ft.).

### External

**Front Paved Garden**

**Car Parking** 4 spaces to the rear.



## Rates

The premises are assessed as follows:

Rateable Value £16,250 (2023 list)

## Services

Electricity, Water and Gas are installed. There is gas central heating throughout and double glazing.

## Tenure

We are informed that the property is a freehold title. Interested parties should seek legal confirmation of this.

## EPC

Rating - B.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## Viewings

Strictly by appointment with this office.

### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property