

Tenanted Retail Unit & Separate Vacant House

32 & 34 Howdon Lane, Howdon, Wallsend, North Tyneside, NE28 0AL



- Retail Unit & Separate House.
- Shop income £5,160 per annum.
- House Income £9,000 per annum
- Refurbished 2 / 3 bed house.
- Combined Income £14,160 per annum.
- FREEHOLD PRICE £130,000 / OFFERS.



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

0191 487 8566

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This investment property is located on Howdon Road which runs off Tynemouth Road towards Willington Quay. The property is adjacent to Howdon Road Metro station, on a busy link road and in a predominantly residential area.

Description

The property comprises a semi-detached single two storey brick built and part rendered property which forms part of a larger residential estate.

The self-contained retail unit occupies the front of the ground floor and the house occupies the remainder of the ground floor and all the first floor. The house has independent access and has been redecorated and fully refurbished to include new carpets and a new kitchen and bathroom.

The living accommodation comprises a kitchen and separate dining room/lounge on the ground floor with the bedrooms and a family bathroom on the first floor.

Externally there is a forecourt for the shop and parking to the front of the house. To the rear there is a good sized outdoor space and brick-built outhouse.

Accommodation

34 Howdon Lane - Shop

Ground Floor

Retail Unit circa 23 sq.m.
Rear Shop circa 12 sq.m.
W.C.

32 Howdon Lane - House

Ground Floor

Kitchen 2.8m x 2.5m
Dining Room / Lounge 3.7m x 4.3m

First Floor

Bedroom 1 / Lounge 4.6m x 4.6m
Bedroom 2 4.6m x 3.7m
Bedroom 3 3.0m x 2.8m
Family Bathroom

External

Forecourt

Enclosed Yard Area & Outhouse



Services

Water and electricity are installed to the shop and the house also has gas heating and double glazing.

Rates

Business Rateable Value £4,500 (April 2026).
 Rates free incentives subject to status.
 House is Council Tax Band A.

EPC

34 Howdon Lane Retail Unit - Rating D.
 32 Howdon Lane House - Rating D

Occupational Lease

34 Howdon Lane;

The shop is occupied on a 3 year lease from February 2025 at a rent of £5,140 per annum.

32 Howdon Lane;

The house is generating £750 per calendar month on a 6 month rolling tenancy.

Money Laundering Regulations

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



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