



Restaurants in NE28

Lesbury Street, Wallsend, Tyne and Wear,
NE28 0JX

£120,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Mixed Use Property
- ✓ Ground Floor Cafe
- ✓ First Floor Two Bedroom Flat
- ✓ Investment opportunity
- ✓ Freehold Title

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

A rare opportunity to acquire a ground floor retail shop with a two-bedroom flat above. We are advised the café is currently tenanted and the flat is being sold with vacant possession, making it an ideal investment opportunity. Please note the cafe fixtures and fittings are not included in the purchase.

We are advised the property benefits from A5 License.

Ideally positioned on the corner of Lesbury Street, with river views, the property enjoys strong visibility and footfall. Additional features include a rear yard and separate access for both the shop and the residential accommodation, providing flexibility for owner-occupiers or investors alike

Price: Starting Bid £120,000

Property Type: Restaurants

Business Type: Sandwich Shop / Cafe

Internal Size: 1184 Square Feet

External Size: 1184 Square Feet

Parking: On Street

Location

The subject property is well located along Lesbury Street/Easten Terrace. This property is located within easy reach of local amenities, transport links and schools. The subject property is located approximately 1.3 miles to Royal Quays Outlet, approximately 2.6 miles from North Shields town centre and approximately 6.2 miles from Newcastle city centre.

Tenure

Freehold. Title number TY458799.

EPC

Flat: Available upon request (rating D).

Ground Floor Commercial: Available upon request (rating D).

Lease Terms

Ground floor Cafe - Let at £4,800 per annum on a 2 year term which commenced on the 1st of January 2025 and ends on the 31st of December 2026.

First Floor Flat - Vacant.

Rateable Value

The current rateable value is £4,300 as of 1st of April 2026.

Sourced from VOA.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



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Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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