


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 East Percy Street, North Shields NE30 1DT

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Offers Over £495,000

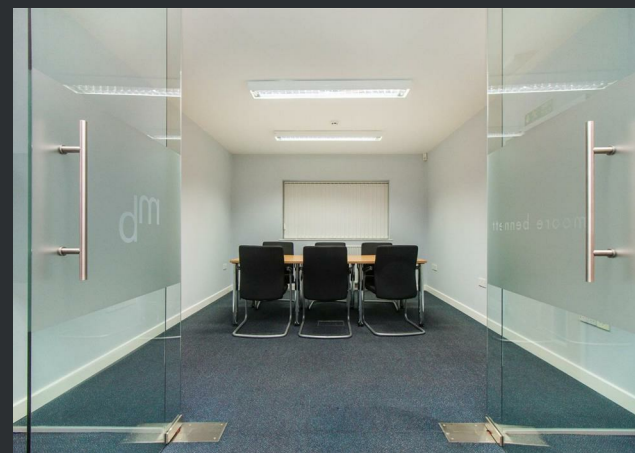
Signature North East proudly presents this exceptional property, offering a rare opportunity to acquire a substantial and versatile workspace in the heart of Fish Quay, North Shields. With the potential for conversion into one or multiple residential dwellings, this property provides flexibility for both business and development opportunities.

Situated on East Percy Street, it is surrounded by a vibrant mix of thriving businesses and residential homes, all set against stunning coastal views. Its prime location offers excellent connectivity, with Tynemouth Metro Station nearby and the Coast Road providing direct access to Newcastle City Centre and the A19. Additionally, adjacent land is undergoing high-end development, though the elevation difference ensures the views remain unaffected and the overall area is significantly enhanced.

Spanning four floors, this impressive property provides extensive office and storage space, designed for a dynamic business environment. The layout includes open-plan office areas that encourage collaboration, alongside a meeting room and two private offices with stylish glass doors. Kitchen facilities and W.Cs on the ground, first, and second floors enhance convenience, while a central staircase ensures seamless access. Each floor benefits from independent electrical and internet wiring, as well as individual boilers and heating systems.

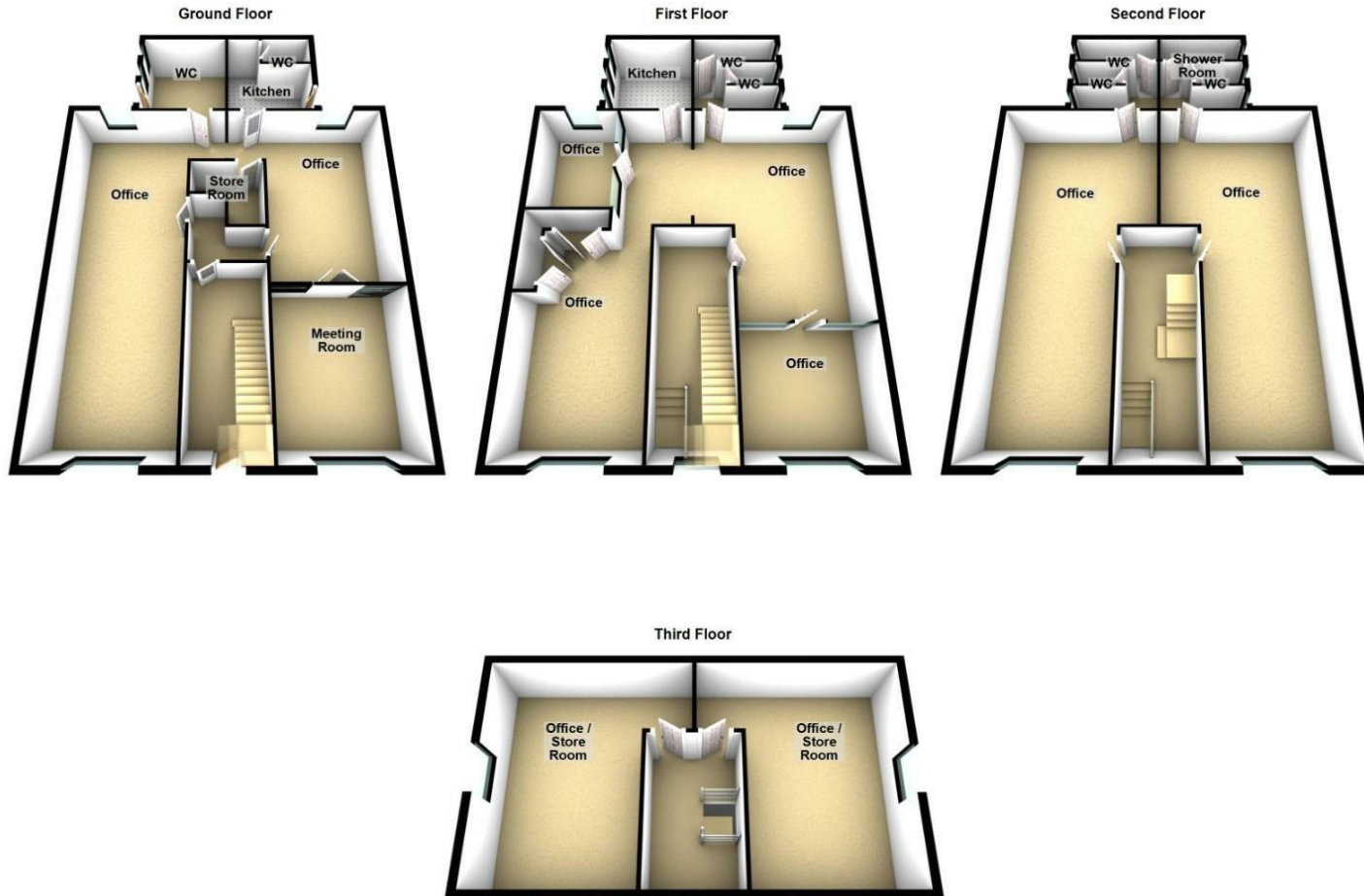
Originally converted for office use, the property has been designed for future adaptability. Permitted development rights for residential conversion remain in place, allowing for a smooth transformation if desired.

Whether you're looking for a premium commercial space or a high-potential investment, this outstanding property in a prime North Shields location is not to be missed.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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