

SIGNATURE

NORTH EAST

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





📍 East Percy Street, North Shields NE30 1DT

East Percy Street, North Shields NE30 1DT

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.

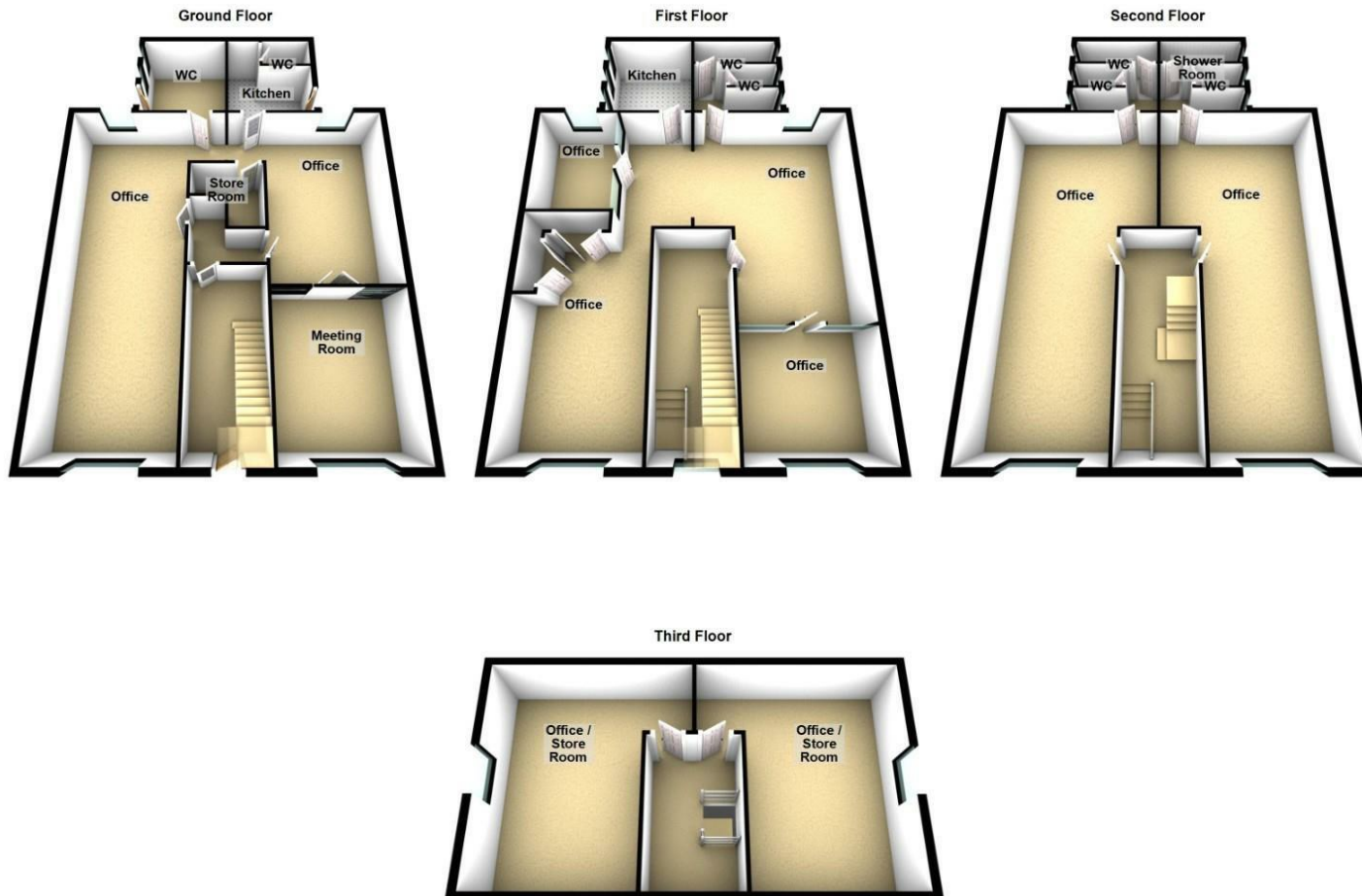
Originally converted for office use, the property has been designed for future adaptability. Permitted development rights for residential conversion remain in place, allowing for a smooth transformation if desired.

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.

AMENDED MEASUREMENTS

Ground Floor

Office
32'5" x 11'10"

Office
18'2" x 11'10"

Meeting Room
13'11" x 11'10"

Store Room

W.C
9'3" x 8'11"

Kitchen
8'11" x 9'3"

First Floor

Office
19'1" x 8'3"

Office
21'5" x 15'7"

Office
10'7" x 11'10"

Office
10'10" x 7'11"

Kitchen
9'3" x 8'11"

W.Cs
9'3" x 8'11"

Second Floor

Office
32'5" x 11'10"

Office
32'5" x 11'10"

W.Cs
9'3" x 8'11"

W.C & Shower Room
9'3" x 8'11"

Third Floor

Office / Store Room
17'3" x 11'10"

Office / Store Room
17'3" x 11'11"





More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News