



## Industrial in NE39

Strothers Road, High Spen, Rowlands Gill,  
Tyne and Wear, NE39 2HR

**£270,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Substantial 2 storey property
- ✓ Mixed use property
- ✓ Part retail, warehouse, and
- ✓ NIA approx. 308sqm (3,319sqft)
- ✓ Prominent position

## Description

This substantial two-storey mixed-use property is ideally located in High Spen, Rowlands Gill. Benefitting from significant space, it offers an exciting commercial opportunity for investors. The property integrates a variety of usage types, featuring retail, warehouse, and residential components.

The ground floor comprises a large retail space with excellent frontage, providing an ideal setting for a wide range of businesses. The spacious warehouse section is conveniently accessible from the retail area, allowing for efficient business operations. Excellent ceiling height and wide stable doors facilitate easy navigation within the warehouse.

Moving upstairs, the first floor features a comfortable residential area that could be suitably arranged as an onsite home or staff accommodation. It includes well-proportioned rooms, ample living space, and a fully equipped kitchen.

Overall, this property offers a unique investment opportunity due to its versatile usage potential. It's perfect for an investor or business owner looking to establish a commercial base in a promisingly dynamic setting of High Spen, Rowlands Gill.

The property is currently listed for a Commercial Sale and all inquiries should be directed to Pattinson Estate Agents.

Price: Starting Bid £270,000

Property Type: Industrial

Business Type: General Dealers

Internal Size: 3319 Square Feet

External Size: 3319 Square Feet

Parking: Allocated

## Location

High Spen is an extremely popular location, having good access to the surrounding areas and towns of Prudhoe, Ryton and Rowlands Gill and ease of access to Newcastle and Hexham via the A1 and A69.

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## Accommodation

### GROUND FLOOR

Kitchen 5.3m x 3.8m

Utility room 3.3m x 1.9m

2x W.C.

Family bathroom

Bedroom one 3.9m x 3.3m

Bedroom two 2.9m x 2.8m

Bedroom three 4.3m x 3.7m

Gym 4.9m x 3.6m

Garage/workshop 8.2m x 5m.

### PART FIRST FLOOR

Lounge 8.9m x 3.9m

WC.

### FIRST FLOOR

Reception 4.7m x 4m

Sewing room 5m x 4m

Storage/prep room 6.2m x 6.1m

Store room 10.1m x 3.1m

Store room 10.1m x 3.2m

Kitchen 3.2m x 2.1m

W.C.

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## Tenure

Freehold. Title number TY369642.

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## EPC

Available upon request (rating D).

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## Council Tax

Band B.

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@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:

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