

Chartered Surveyors, Estate Agents, Valuers

**R.A Jackson
& son**
Est. 1830



9 Lovaine Terrace, North Shields | £395,000

The property comprises a unique two storey, three floor end terrace office building thought to have been originally constructed in 1857 as a dwelling house. As such, the building retains many striking architectural features. At present, the building is converted to offices with a variety of room arrangements appropriate for the last occupier. Internal finishes to the ground and first floor are typical of offices with suspended panel ceilings, plastered walls and painted internal joinery. The property has a garden to the front, car park to the rear and outbuildings.

This large building offers a fantastic investment or development opportunity. There are approved plans in place for the property to be converted into two separate dwellings, to be used for domestic use.

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DESCRIPTION

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LOCATION

The subject property is located within a secluded yet central location on the outskirts of North Shields Town Centre, Tyne and Wear, around 9 miles east of Newcastle city centre. Specifically, the location is primarily a popular residential area made up of some striking period buildings and modern housing. Access to the property once in North Shields is gained from Albion Road and then via



ACCOMMODATION

The approximate Net Internal Area is :-
Ground Floor Offices 128.11 sqm (1379 sq ft)
First Floor Offices 115.19 sqm (1240 sq ft)
Second Floor Offices 66.15 sqm (712 sq ft)
TOTAL 330.96 SQM (3563 SQ FT)

The approximate Gross External Area is :-
Ground Floor 216.82 sqm (2333 sq ft)
First Floor 200.54 sqm (2159 sq ft)

External

The subject property has a presentation garden to the front and a gated car park to the rear, which also contains outbuildings.

IMPORTANT NOTE : There is an additional area of land to the side of the property with open access from the car park and there is a door from the property that opens into this area. Whilst this area of land has been used by



TENURE

Freehold. Title Number TY284599



Viewing

Strictly by appointment through R.A Jackson & Son
T: 0191 2571253 E: sales@rajackson.co.uk
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