



Proposed new build

FOR SALE 2,824 sq m (30,401 sq ft) Office Building suitable for Residential Conversion (with existing PDR Consent) with Expansion Land for New Build (subject to planning)

ENTER





unicorn house

Suez Street, North Shields NE30 1BB

Home

Location

Aerial

The Existing Building

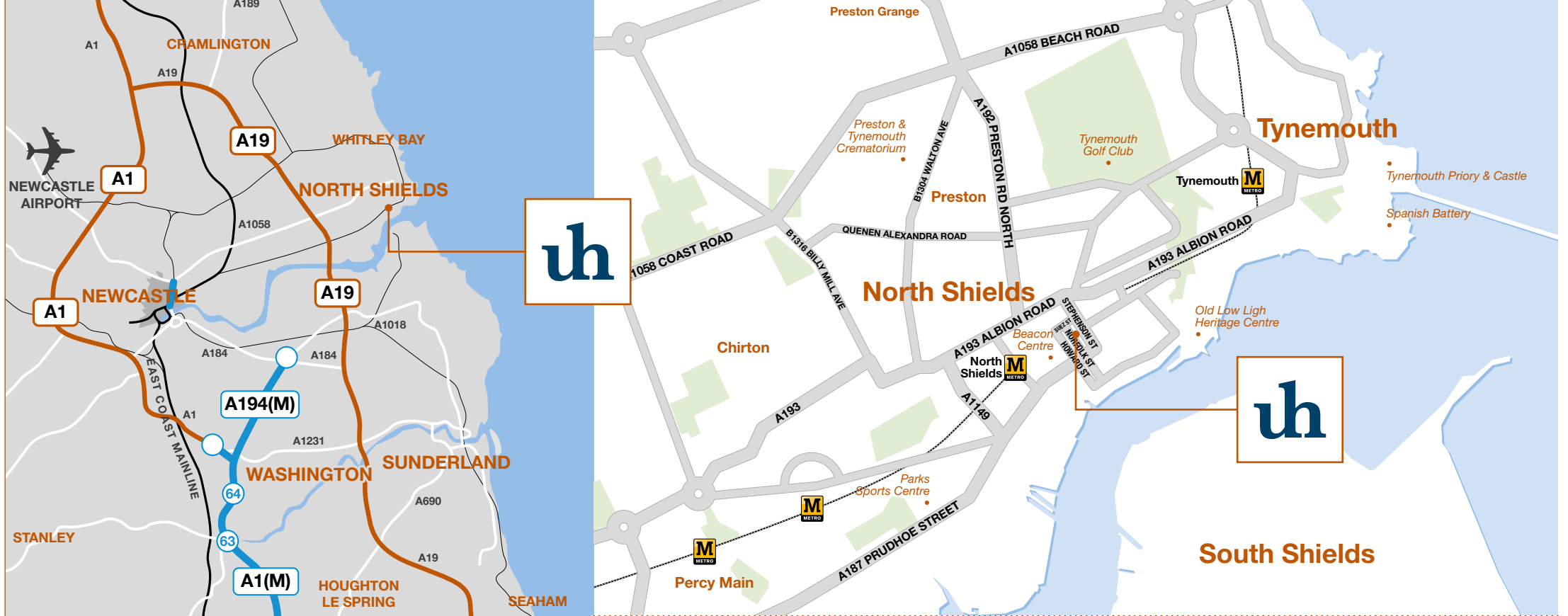
The Site

The Vision

Local Amenities

North Tyneside

Contact



location

|| Located just off Stephenson Street approximately eight miles east of Newcastle city centre and just two miles west of the North East coast.

|| Public transport links to the rest of the region are good with the property being located just 0.4 miles from North Shields Metro station and in very close proximity to the main bus exchange.

|| 1 mile from the A1058 Coast Road which provides quick and direct access to Newcastle city centre, as well as to the A19, the main arterial route within the North East, leading to the wider motorway network.

Metro journey times from North Shields



Drive times from North Shields





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1. The Beacon Shopping Centre
2. North Shields Metro Station
3. Fish Quay High Lighthouse
4. Fish Quay
5. Old Low Light Heritage Centre

6. Northumberland Park
7. Tynemouth Golf Club
8. Tynemouth Cricket Club
9. North Shields Ferry Terminal
10. North Shields Police Station

11. The Exchange Art Venue
12. Asda
13. Register Office
14. Youth Village
15. Community Centre

16. Beacon Hill School
17. Spring Hill Terrace Health Centre
18. North Tyneside General Hospital



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the existing building





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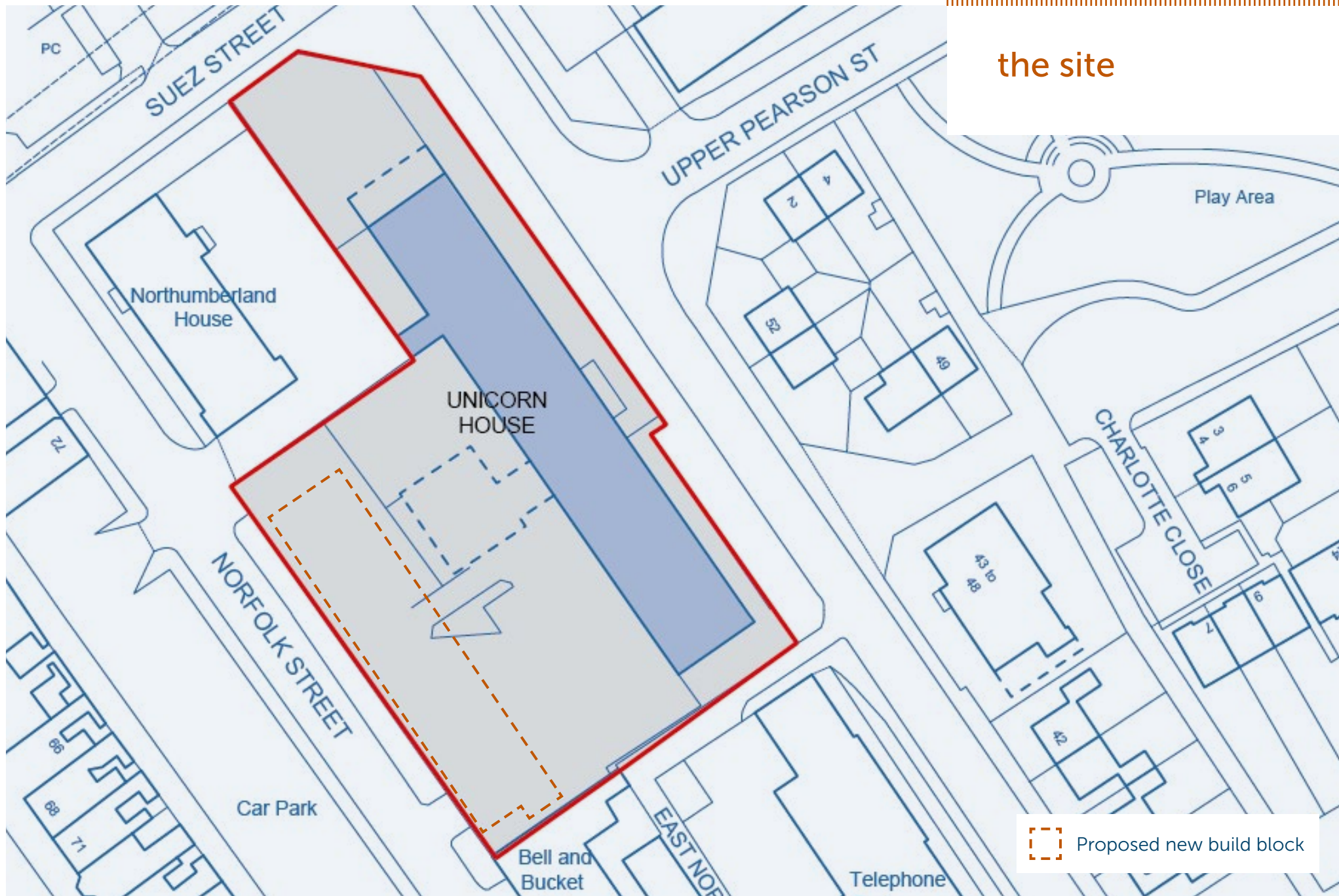
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- || Steel framed office building
- || 65 on site car parking spaces
- || PDR Consent for 43 units along with a potential for a further 32 new build units

ground level option 1

Type	Count	Area sq m	Area sq ft	% Area
1 Bed	6	279.63	(3,010)	36%
2 Bed	5	302.84	(3,260)	39%
Ancillary	2	18.01	(194)	3%
Circulation	1	172.24	(1,854)	22%
Total	14	772.72	(8,318)	



Ground Level Option 1

Ground Level Option 2

Level 1-2

Proposed New Build Block



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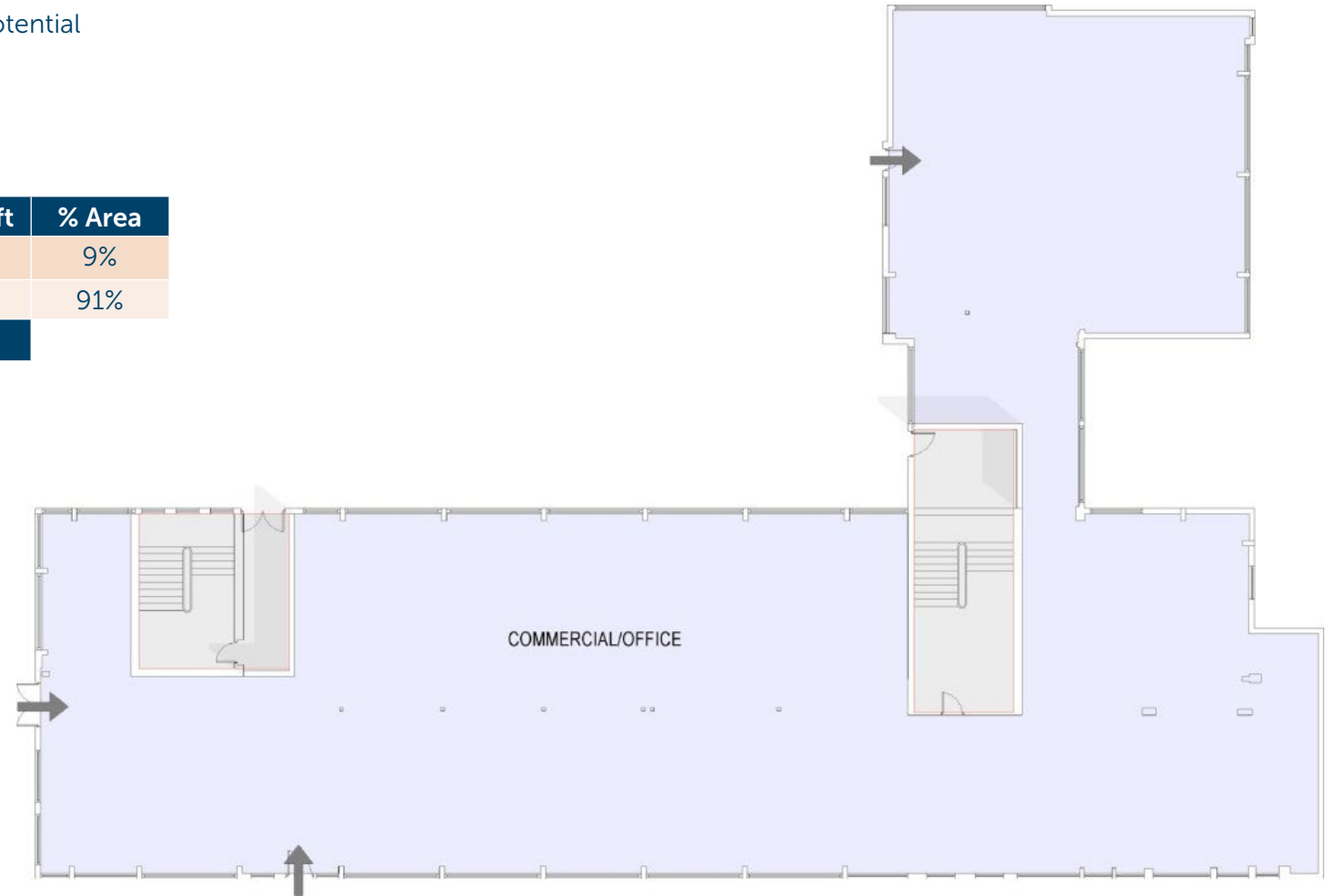
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ground level option 2

Type	Count	Area sq m	Area sq ft	% Area
Circulation	1	69.39	(725)	9%
COM	2	700.83	(7,544)	91%
Total	3	770.22	(8,269)	



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Ground Level Option 2

Level 1-2

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level 1-2

Levels	Type	Count	Area sq m	Area sq ft	% Area
1	1 Bed	8	364.02	(3,918)	17%
1	2 Bed	8	502.42	(5,408)	24%
1	Circulation	1	391.14	(4,210)	18%
1	Total	17	1,257.58	(13,536)	
2	1 Bed	8	364.02	(3,918)	17%
2	2 Bed	8	502.42	(5,408)	24%
2	Total	16	866.44	(9,326)	
	Total	33	2,124.02	(22,862)	



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Ground Level Option 2

Level 1-2

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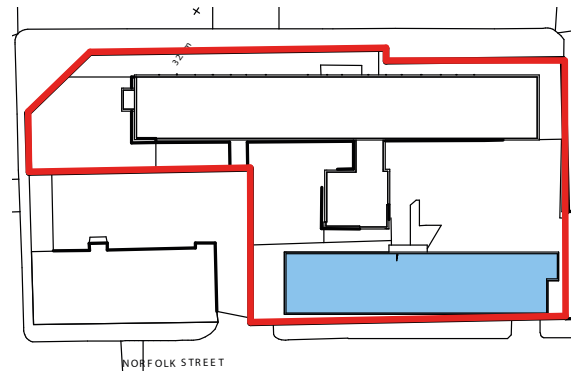
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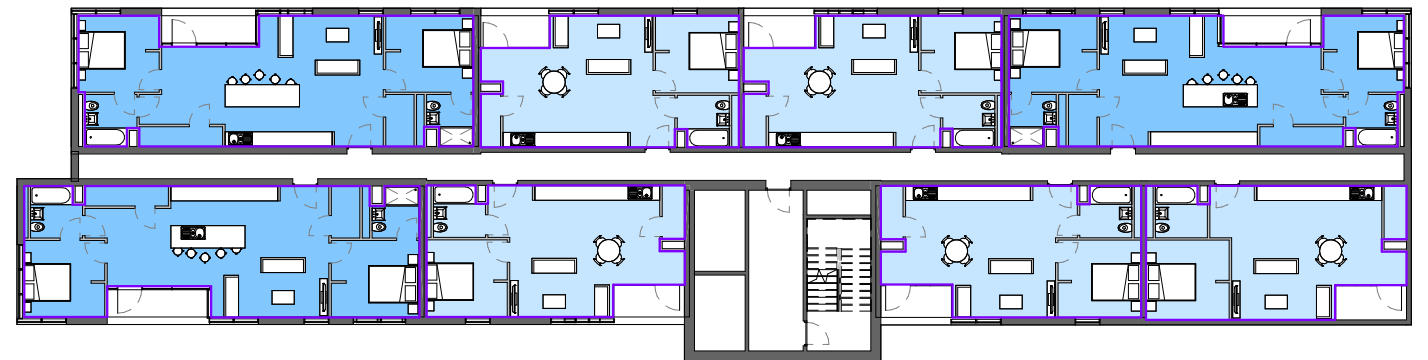
proposed new build block

Levels	Type	Count	Area sq m	Area sq ft
1	1 Bed	5	256	(2,757)
1	2 Bed	3	234	(2,522)
1	Total	8	490	(5,279)
2	1 Bed	5	256	(2,757)
2	2 Bed	3	234	(2,522)
2	Total	8	490	(5,279)
3	1 Bed	5	256	(2,757)
3	2 Bed	3	234	(2,522)
3	Total	8	490	(5,279)
4	1 Bed	5	256	(2,757)
4	2 Bed	3	234	(2,522)
4	Total	8	490	(5,279)
Total		32	1,960	(21,116)

New build boundary plan



New build typical floor plan



Ground Level Option 1

Ground Level Option 2

Level 1-2

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Situated in North Shields at the mouth of the River Tyne approximately 8 miles east of Newcastle upon Tyne, 2 miles west of Tynemouth and 4 miles south of Whitley Bay.





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“A thriving restaurant location where long-established businesses jostle for space with exciting new restaurants”

North Tyneside: Some parts have earned a reputation as food and drink destinations. Tynemouth Front Street has cafes, restaurants, bars, and fish and chip shops. And King Edward’s Bay boasts the popular Riley’s Fish Shack while Longsands beach has two eateries on both ends - Crusoe’s and The View.

Elsewhere, the North Shields Fish Quay has become known for its variety of pubs, restaurants, fish and chip takeaways and seafood shops. To name a few, there is Sambucas, The Waterfront, Oceans Fish and Chips, The Staith House and the Low Lights Tavern.

Irvin’s Brasserie is based in a Grade II listed building on the North Shields Fish Quay, and offers high-quality dining in a laid-back ambience. Also on the Fish Quay is The Staith House, which has a short but seriously

tempting menu and a chic, cosy interior. Naturally fish features strongly on the menu, but there are also gourmet gastro dishes to enjoy.

The Fish Quay is still, unsurprisingly, the best place to buy fresh fish, and there are a number of small seafood merchants – Taylor’s Seafood for example, whose catch of the day can go from quay to counter in 10 minutes.





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North Shields is close to Tynemouth Longsands which has is a stunning mile-long stretch of golden sands, and the nearby King Edward's Bay, a small sandy beach at the foot of Tynemouth Priory and Castle.

Heading north, you will find Cullercoats Bay, enclosed by small piers and ideal for families, and then Whitley Bay beach which has a promenade perfect for walking, with great views of St Mary's Lighthouse.

There's plenty going on at the north side, from trampoline parks and soft play areas to museums and parks. Among the facilities are Starbowl, Wet 'n' Wild and Xtreme Bounce at Royal Quays, Jump 360 in Benton, Tynemouth Park with mini-golf, an outdoor soft play area, a Pirate Quest Maze and a boating lake, and the Blue Reef Aquarium. If you like your history,

museums include Segedunum Roman Fort in Wallsend, Stephenson Railway Museum in North Shields, and Tynemouth Castle and Priory, as well as the Old Low Light Heritage Centre at North Shields Fish Quay. For those wanting a swim, head to Waves in Whitley Bay, Tynemouth Pool, Lakeside Centre in Killingworth and Hadrian Leisure Centre in Wallsend. There are a number of great parks which provide outdoor fun for families like Northumberland Park in North Shields, Rising Sun Country Park in Benton and the Wallsend Parks.

A programme of high-profile events takes places on the north side of the Tyne every year. The Mouth of the Tyne is the biggest and features top national and local acts - this year performers included Billy Ocean, Elbow, Laura Marling and Tom Odell. Other annual events include food festivals, sports tournaments, a classic car show, the Whitley Bay Carnival, and the Great North Bike Ride, which ends in Tynemouth. The North Tyneside 10k Road Race, held on Easter Sunday, is popular with runners.





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North Shields is well placed for retail, with various shopping centres parks and outlets housing major retailers such as Currys PC World, Outfit, New Look, Boots, River Island, Next, M&S, B&M, Dunelm, Tesco and many more.

Pick up a bargain at Royal Quays Outlet Centre, which has more than 50 top name outlet stores like Nike, Gap and Next offering up to 60% off a host of famous brands.

The Beacon Shopping Centre	0.3 miles
The Coast Road Retail Park	2.4 miles
Silverlink Shopping Park	3 miles
Royal Quays Outlet	1.7 miles

Dont Miss...

on a lighter note.....In Dockwray Square there's a statue of Stan Laurel, where the comedian spent some of his childhood. The steep steps nearby which lead down to the Fish Quay are rumoured to have inspired the classic Laurel and Hardy piano sketch.





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terms

The premises are available on a freehold basis.

business rates

The property has a Rateable Value (2017) of £131,000

VAT

Will be applicable.

contact

For further information please contact the agents.

Aidan Baker

aidan.baker@bnpparibas.com

+44 (0) 191 227 5737

Asset managed by



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