

to let

LITTLE BEDFORD STREET / LOWER RUDYERD STREET NORTH SHIELDS NE29 6NW



- SELF CONTAINED WAREHOUSE / WORKSHOP
- TO BE REFURBISHED
- TOTAL GIA (VOA MEASUREMENTS): 368.10 M² (3,963 SQ FT)
- ESTABLISHED LOCATION / SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENTAL OFFERS IN THE REGION OF £28,000 PA EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

LOCATION

The property is located on the corner of are located on Little Bedford Street and Lower Rudyerd Street, North Shields.

The property offers panoramic views both over the River Tyne and the Fish Quay.

This location benefits from a short walk to North Shields Town Centre with local transport links and amenities.

The surrounding area is mainly residential with commercial and leisure operators.

The exact location is shown on the attached plans.

DESCRIPTION

The subject property comprise of a single self-contained workshop / warehouse unit.

Constructed of brickwork walls and steel truss roof with slate covering incorporating roof lights.

Vehicular access to the workshop is via two separate access doors from Little Bedford Street and Lower Rudyerd Street.

Internally the workshop offers concrete floors which is spilt on two levels with an access ramp.

The property provides LED lighting and an effective eaves height of 5.2m (Apex 8.5m), along with stores and WC facilities.

There is a small gated service yard

The landlord intends to refurbish the property (specification to be confirmed.)

ACCOMMODATION

From VOA measurements, the following areas have been provided:

Lower Rudyerd Street

Workshop

368.10m²

**TOTAL GIA: 368.10 M²
(3,963 SQ FT)**

(Sub division into two separate units may be considered.)

SERVICES

The premises benefit from all mains services.

(It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.)

BUSINESS RATES

We understand from the Local Rating Authority that the premises have the following RV assessments:

Lower Rudyerd Street

RV £12,500 (April 2026)

TENURE

Leasehold

FRI lease (Contracted out of the Landlord and Tenant 1954 Act) for a term of years to be negotiated.

RENT

Our client is seeking rental offers In the region of £28,000 pa exc.

ENERGY CERTIFICATE

B - 50

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing purchaser will be responsible for the Vendors reasonable legal costs in connection with this transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

July 2026

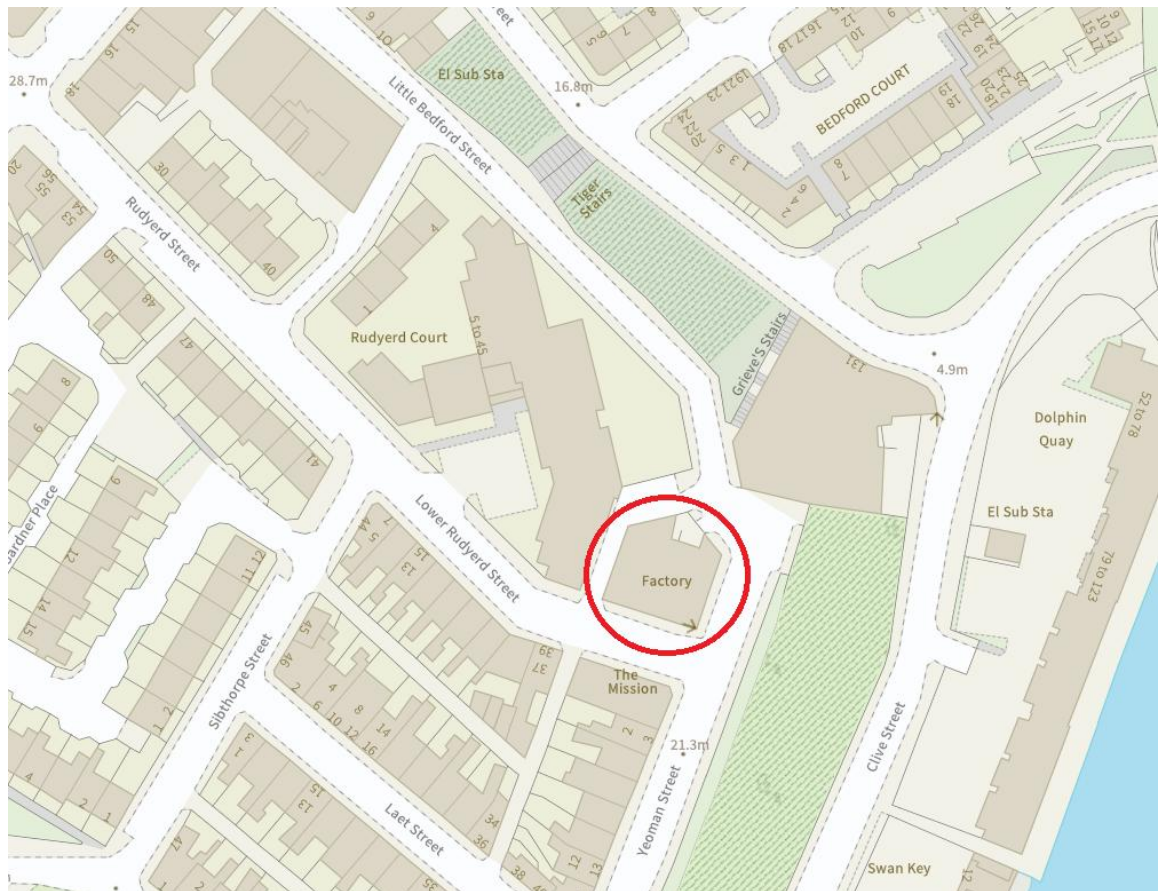




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