



## 40 BELL STREET, NORTH SHIELDS, TYNE AND WEAR, NE30 1HF

- **Development Opportunity (subject to planning consent)**
- **Fantastic panoramic views over the River Tyne**
- **Site area circa 257 sq m**
- **Price: £275,000 plus VAT**

## Development Site For Sale

### LOCATION

The subject site is located on Bell Street in North Shields overlooking the River Tyne and positioned to the west of North Shields Fish Quay offering panoramic views from the mouth of the River Tyne.

The site is well located for public transport links with North Shields Metro Station 0.6 miles away. There are also local bus routes within 160 yards of the site. The site is situated within 0.1 mile of the A193 which is a main road between Newcastle upon Tyne city centre to the west and Tynemouth and the coast to the east.

**Tel: 0191 2610300**

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

North Shield's Fish Quay is known for its wealth of history within the fishing trade, fish-related food outlets, restaurants and markets acting as a key element of the area's appeal and encouraging local tourism. Neighbouring developments also include residential development of waterfront apartments, office premises, stores and studios. Retailers on the quay include Dodgin's Yard, Allard's Lounge, The Salty Sea Dog, Sambucas and Seaview Fisheries.

#### **DESCRIPTION**

The total site area is approximately 257.76 sq. m. (0.06 acres). The last known use of the site was as a retail showroom and office space which ceased around the year 2000.

The site has been mainly cleared with one small remaining derelict building. We understand there is a retaining wall to the rear beyond which is amenity woodland.

The adjoining sites have been developed to provide three-storey residential developments.

The site falls within the 'Fish Quay Conservation Area'.

#### **POTENTIAL USES**

There was historic planning approval for a new mixed use development comprising Restaurant, Coffee Shop, Hot Food Takeaway and Studio Offices which expired April 2013.



Adjoining development

Copies of the previous planning consent and approved plans are available on request.

We consider the site suitable for development to provide apartments, offices, restaurant and/or retail uses, subject to all necessary consents including planning consent, being obtained.

#### **TENURE**

Freehold.

#### **PRICE**

£275,000 plus VAT

#### **LEGAL COSTS**

Each party to bear their own legal costs.

#### **VAT**

The property is registered for VAT and therefore VAT will be payable on the sale price.

#### **VIEWING**

Strictly by appointment with sole agents, YoungsRPS.

#### **LOCAL AUTHORITY**

North Tyneside Council, Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY (Telephone 0345 2000 101)



River Tyne



Location map



Site plan

## Particulars prepared January 2023

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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