



FOR SALE – Landmark Mixed Use Investment with Potential for Vacant Possession

42-47 Fish Quay, North Shields, Tyne and Wear, NE30 1JA

Naylors 
Gavin Black
Commercial Property People

Investment Highlights

- 3,116 sq ft (289.4 M2).
- Attractive property in the heart of the Fish Quay in North Shields.
- Let to tenants including Fishermen's Mission and Defra.
- Long leasehold interest for a term of 125 years from the 11/10/2023.
- Sale Price £295,000.
- Net income £22,850 pa.
- Short leases giving opportunity for future occupation/conversion.

Location

The property is adjacent to Clifford Street which connects with Union Road, Union Quay leading to Bell Street. The area is a mixed use leisure, residential and commercial location in North Shields, 8 miles to the east of Newcastle upon Tyne.

The property is directly opposite the North Shields Fish Quay dating back to the 13th Century on the north bank of the River Tyne. The property is also adjacent to Clifford's Fort Scheduled Ancient Monument. Other buildings nearby include Dock Masters House, the Old Low Light Heritage Centre and the Barracks building occupied by Carney Consultancy.

Description

A unique two storey property with an attractive brick façade with feature walkway under a slate roof.

The ground floor is currently fitted out and occupied as small studio units by the tenants with the first floor in good decorative condition with superb protected views out to sea.

Accommodation

The property has the following areas:

	Sq M	Sq Ft
1st		
Rooms 3, 4, 5 & 6	87.6	943
Rooms 1 & 2	60.7	653
Ground		
Room 12	19.56	211
Room 11	19.2	207
Room 10	14.4	155
Rooms 7 - 9	88	947
Total	289.5	3,116

There are 7 – 9 private car spaces at the front.

Tenure

The property is owned by way of a lease dated the 11th October 2023 from North Tyneside Council for a term of 125 years. The permitted uses are Class E, F1 or F2 but the lease also provides for permitted future additional uses including café, restaurant or pub, subject to increased rental.

The current ground rent is £4,500 pa, subject to five yearly rent reviews based on RPI with a minimum uplift of 2% and a maximum uplift of 4%.

Occupational Leases

Please see tenancy schedule below.

The current income is £27,350 per annum or £22,850 per annum less the ground rent.

Price

£295,000.

EPC

The property has the following EPC ratings:

Units 1 - 6 D80

Units 7 - 12 C70

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is elected for VAT so this is payable on the purchase price.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

For further information please contact:

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Tenancy Schedule

Demise	Size sqft	Size sqm	Tenant	Licence/Lease Expiry	Rent pax	Comments
First Floor Rooms 3, 4, 5 & 6	943	87.6	Royal National Mission to Deep Sea Fishermen	9/12/2025	£11,000	Lease is excluded from the protection of the Landlord and Tenant Act 1954. The tenants wish to discuss terms for a new lease. Service charge contribution – a third of the costs for repairs to the common parts and building insurance.
First Floor Rooms 1 & 2	653	60.7	Meditation Studio (shared with a Fitness Studio)	3/8/2025	£5,400	Licence agreement. £100 per month contribution towards utilities.
Ground Floor Room 12	211	19.56	Royal National Mission to Deep Sea Fishermen	9/12/2025		See above.
Ground Floor Room 11	207	19.2	Photographic Studio		£2,400	Held on an informal licence.
Ground Floor Room 10	155	14.4	Vacant			
Ground Floor Rooms 7 - 9	947	88	Secretary of State for Levelling Up Housing and Communities (Defra)	4/3/2026	£8,550	Lease is excluded from the protection of the Landlord and Tenant Act 1954. The tenants wish to discuss terms for a new lease. Service charge contribution – a third of the costs for repairs to the common parts and building insurance.
TOTAL	3,116	289.5			£27,350 pax	





RICS

NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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