



## Summerhill House 214-216 Westmorland Road

, Newcastle Upon Tyne, NE4 6QZ

Offers Over £1,100,000

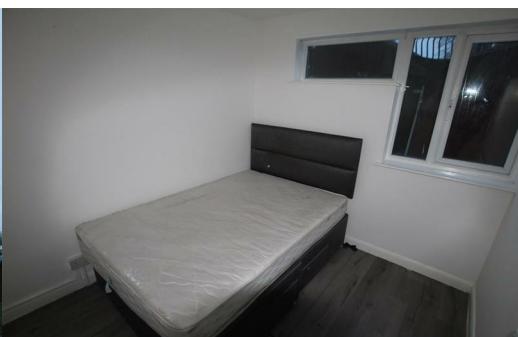


Located on Westmorland Road in the vibrant city of Newcastle Upon Tyne, this impressive commercial property presents a remarkable opportunity for investors and developers alike. The property boasts an impressive configuration of around 40 bedrooms, making it an ideal candidate for a high-demand House in Multiple Occupation (HMO).

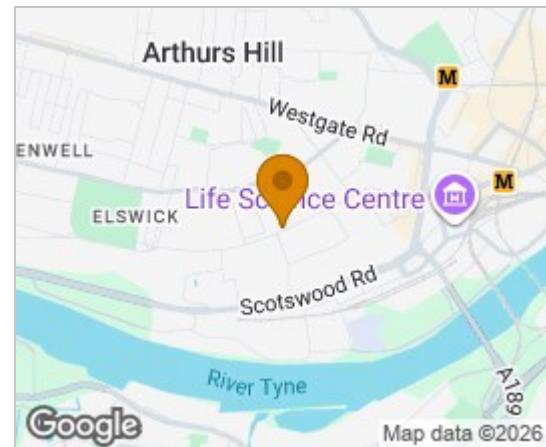
Currently, the property is part let and part vacant, offering immediate income potential while also allowing for further development or refurbishment to maximise its value. Its strategic location is merely a stone's throw away from the bustling city centre, ensuring that residents will enjoy easy access to a wealth of amenities, including shops, restaurants, and public transport links.

The freehold for this property is now available for sale, presenting a unique chance to acquire a substantial asset in a thriving area. With the growing demand for rental accommodation in Newcastle, particularly among students and young professionals, this property is well-positioned to benefit from the city's dynamic rental market.

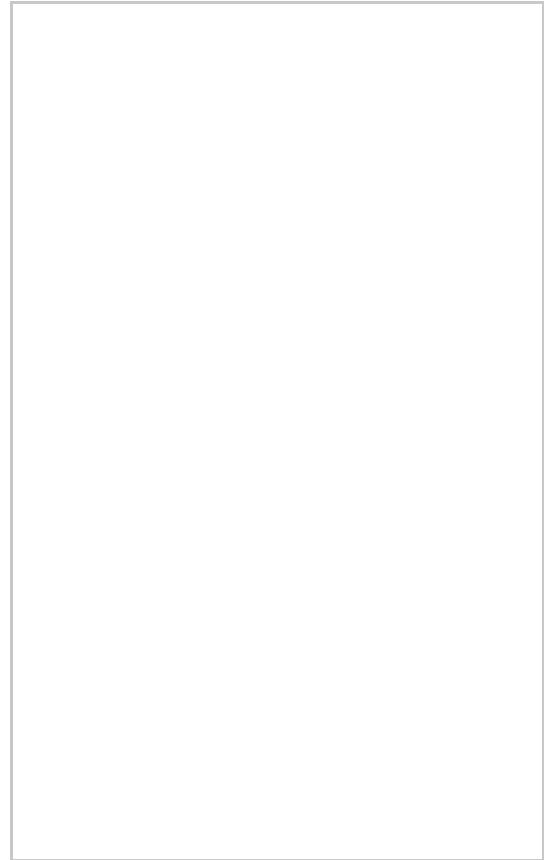
Whether you are looking to expand your property portfolio or seeking a lucrative investment opportunity, this commercial property on Westmorland Road is not to be missed. Embrace the potential of this versatile space and explore the possibilities it holds for your future endeavours.



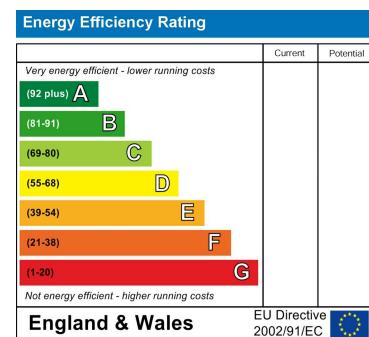
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.