



176b High Street West, Wallsend, NE28 8HZ

- Ground Floor Retail Unit
- Floor Area 56.1 sq. m. (603 sq. ft.)
- Suitable for Variety of Uses (STPP)
- New Flexible Lease Terms Available
- Situated on Busy High Street
- Excellent Passing Trade
- Small backyard with Rear Access
- Electric Roller Shutter

Rent: £9,360 per annum

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Location

High Street West, Wallsend is situated in the central business district of the town and is surrounded by retailers and professional service companies including banks, building societies and estate agents. Wallsend is a densely populated area on the north side of River Tyne and is approximately 4 miles east of Newcastle City Centre which is easily accessed via the A1058 Coast Road which also links Wallsend to Tynemouth at the coast approximately 5 miles east. Also within easy reach is the Tyne Tunnel and the A19 leading to the A1(M).

The Premises

The unit is situated on the ground floor of a two storey building under a pitched slate roof. Internally the unit has a floor area circa 56.1 sq. m. (603 sq. ft.) consisting retail area, office and W.C facilities. The unit would suit a variety of uses subject to planning. There is a small backyard at the back of the property for access.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£9,360 per annum.

Fees

The ingoing tenant is responsible for costs relating to preparation of lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £1,925

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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