



54 High Street West, Wallsend, NE28 8HX

- Refurbished First Floor Commercial Unit
- Excellent Passing Trade
- Situated on Busy High Street
- Suitable for Variety of Uses (STPP)
- Floor Area 52.35 sq. m. (563.49 sq. ft.)
- Private Ground Floor Entrance

Rent: £5,200 per annum

COMMERCIAL

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 first floor of a two storey building under a pitched slate roof.

Internally the unit has a floor area circa 52.35 sq. m. (563.49 sq. ft.) consisting three rooms, kitchen and w/c facilities. It has a private entrance from street level, strip florescent lighting and metal roller shutters.

Tenure

Leasehold – New lease terms available.

Rent

£5,200 per annum.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value £TBC



Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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3. Any areas, measurements and distances given are approximate only.

Ref I261

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