



## 18–20 St John's Precinct, Hebburn NE31 1LQ

- Prominent two-storey office/retail unit
- Floor area 155 sq. m. (1,672 sq. ft)
- Flexible layout with offices and retail space
- Recently refurbished, clean and professional interior
- Popular shopping centre with national operators
- Air conditioning, electric heating, electric security shutters
- Free 100-space public car park nearby
- Eligible for small business rates relief

**Rent: £12,000 per annum**

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### Location

The Mountbatten Shopping Centre, named in honour of Lord Louis Mountbatten—uncle to Prince Philip and commander of the Hebburn-built WWII destroyer HMS *Kelly*—is a key retail hub in the heart of Hebburn. This historical connection adds a distinctive local character to the centre, rooted in the town's proud naval and industrial heritage. The property forms part of an established open-air shopping centre that includes two main retail parades: St John's Precinct and St James' Mall. The centre has recently benefited from a major refurbishment programme, with over £200,000 invested in upgrading the site, including a full rebrand, improved façades, and enhancements to the public realm. These improvements have created a clean, accessible, and attractive environment for both shoppers and retailers.

The centre offers a diverse tenant mix that combines national brands with strong local operators, providing a true one-stop shopping destination. Notable occupiers include Greggs, Boots, Savers, Subway, Heron Foods, Farm Foods, Dicksons, Ladbroke's, and Betfred. This varied retail line-up ensures consistent footfall throughout the week, supported further by nearby residential areas and local amenities. Customers also benefit from a 100-space free public car park conveniently located at the rear of the shopping centre, enhancing accessibility for those travelling by car. The property is also well-served by public transport links, making it easily accessible from across Hebburn and the wider South Tyneside area.

### Description

This prominently positioned two-storey mid-terrace commercial unit offers flexible accommodation suitable for a variety of office or retail uses. The property has recently undergone a comprehensive refurbishment, presenting a modern and well-maintained space ready for immediate occupation.

The ground floor comprises a bright and spacious open-plan retail or office area, along with additional partitioned office spaces that offer versatility for customer-facing or administrative functions. The first floor provides further office accommodation, a dedicated kitchen/staff room, and two well-appointed W.C. facilities.

The unit benefits from electric roller shutters for enhanced security, strip fluorescent lighting and blue carpet tiles throughout, wall-mounted electric heaters and an air conditioning unit on the ground floor and dual access from both the front and rear elevations, enhancing convenience for customers and deliveries.

### Tenure

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

### Rent

£12,000 per annum

### Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Front Office	52.12	561.01
Store	2.64	28.41
Office	3.84	41.33
Office	10.29	110.76
Office	10.56	113.66
First Floor		
Office	19.8	213.12
Office	13.2	142.08
Office	15.5	166.84
Kitchen	18.2	195.90
W.C	5.0	53.81
W.C	4.2	45.20
Net Internal	155.35	1,672.17

### Rateable Value

The 2025 Rating List entry is Rateable Value £9,100

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.

### Viewing

Strictly by appointment through this office.

### Important Notice

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

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Prepared: 24<sup>th</sup> July 2025



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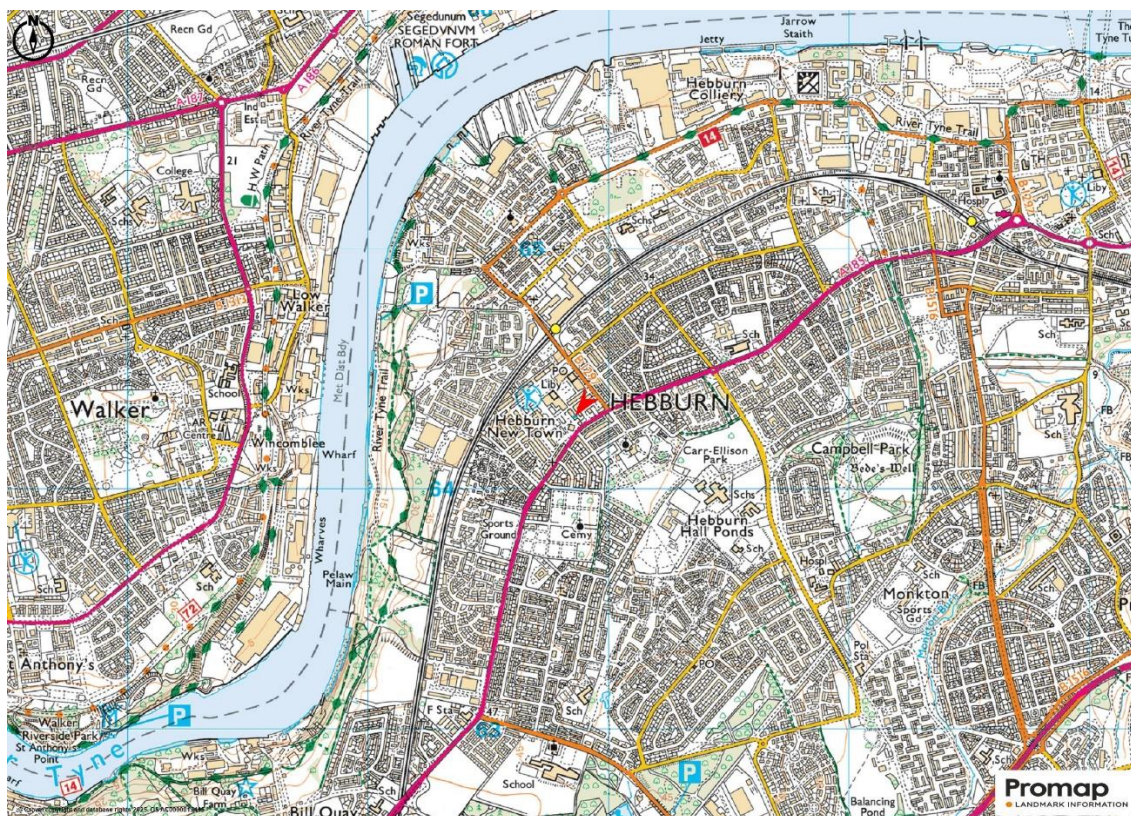


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