COMMERCIAL



Retail | Office | Industrial | Land



39 Orchard Street, Birtley DH3 1PE

- Ground floor unit in mid-terrace sandstone building
- Net Internal Area 26.48 sq. m. (285.02 sq. ft.)
- Open-plan layout with kitchen/staff facilities
- Suitable for a variety of uses (STP)
- Parking to Rear
- Well-maintained and attractive unit

Rent: £6,000 per annum

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Location

Situated in the heart of Birtley town centre, 37 Orchard Street occupies a prominent and accessible position just off the busy A167 Durham Road – the main thoroughfare linking Chester-le-Street to Gateshead and Newcastle. The unit benefits from a central location within a wellestablished commercial area, surrounded by a mix of independent retailers, cafes, and service providers, with nearby national occupiers including Morrisons, Greggs, and Heron Foods. There are excellent transport links to the A1(M) less than 5 minutes away, the unit is well connected to the wider North East region.

Description

This well-presented ground floor retail/office unit forms part of a mid-terrace sandstone property, offering an excellent opportunity for a variety of occupiers including professional services, boutique retail, or consultancy practices.

The accommodation extends to 26.48 sq. m. (285.02 sq. ft.) and comprises:

- A bright and welcoming open-plan retail/office area
- A private office or consultation room
- A compact kitchenette
- Self-contained W.C. facilities

The unit benefits from a dedicated private entrance and private parking to the rear, providing added convenience for staff. The sandstone frontage offers a traditional aesthetic with good visibility and signage potential, ideal for businesses looking to enhance their street presence.

This versatile space would suit a range of small businesses seeking a professional yet accessible premises in an established location.

Tenure

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

Rent

£6,000 per annum (paid monthly in advance)

Deposit

1 Months rent

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £2,375

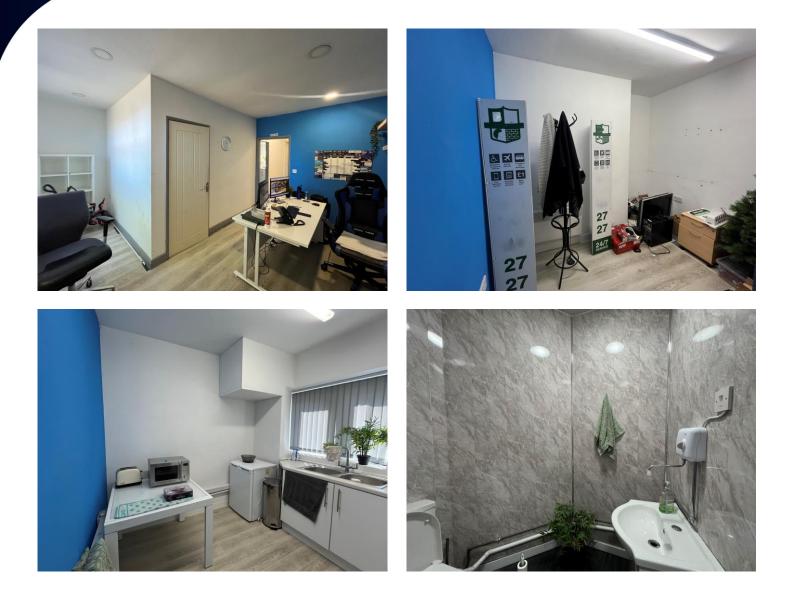
As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

- 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.
- 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.

Ref: H266 (Version 1) Prepared: 04th July 2025

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