



191-193 Westgate Road, Newcastle upon Tyne NE4 6AA

- Ground floor retail unit & garage / workshop
- Floor area 93.90 sq. m. (1,010 sq. ft.)
- Busy City Centre location with excellent passing trade
- Ideal for investors or owner operators
- Retail unit & garage have a separate access (could be split)
- Walking distance to Newcastle city centre
- On street parking

Price: £155,000 Freehold

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Location

The property is located on the corner of Westgate Hill Terrace and Westgate Road (A186) which links Newcastle city centre to the A1 and the A69, it is within walking distance of Newcastle city centre. Westgate Road comprises predominantly retail units on the ground floor with a mixture of residential and offices on the upper levels. Adjacent Westgate Road is the 24-acre former Newcastle Brewery site which is being redeveloped it currently has Science, Businesses and residential apartments on with much more to come.

The Premises

We are pleased to present to the market this well-appointed ground floor retail unit with an adjoining garage to the rear.

The property benefits from a prominent double-fronted retail frontage onto Westgate Road, while the garage, equipped with roller shutters, fronts onto Westgate Hill Terrace. Well maintained and versatile in its layout, the premises offer an excellent opportunity for both investors and owner-occupiers alike.

Floor Area

Area	sq. m.	sq. ft.
Ground Floor		
Retail	52.91	569.62
Garage / Stores	38.77	417.38
W/C	2.21	23.79
Total	93.90	1,010.79

Tenure

Freehold

Price

£155,000

Viewing

Strictly by appointment through this office.

Rateable Value (191 Westgate Road)

The 2025 Rating List entry is Rateable Value £8,600

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

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.
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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Prepared: 18th August 2025

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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