



## 1b Fewster Square, Leam Lane, Gateshead NE10 8XQ

- Ground floor end-terrace retail unit
- Floor area 41.5 sq. m. (446.7 sq. ft.)
- Former deli, still retains some fixtures & fittings
- Busy shopping precinct with high local footfall
- Electric roller shutter security
- Ample free parking directly opposite the unit
- Suitable for various uses (subject to consent)
- Not permitted for use as a barbershop or pizza takeaway

**Rent £9,000 per annum**

# BUSINESS FOR SALE

## **Situation**

The unit is located within Fewster Square, a busy and well-established shopping precinct serving the local community of Leam Lane. The area benefits from high footfall, with a range of national and independent retailers nearby, making it a popular destination for shoppers. There is ample free parking directly opposite, ensuring convenient access for both customers and staff.

## **Description**

A well-presented ground floor end-terrace retail unit extending to approximately 41.5 sq. m. (446.7 sq. ft.), comprising an open-plan sales area, rear storage room, and WC facilities. The unit benefits from a prominent position within a busy retail parade and features a double-glazed shopfront with electric roller shutter security.

The premises were most recently occupied as a deli and retains a number of fixtures and fittings associated with that use. However, the unit offers flexibility and may be suitable for a variety of alternative uses, subject to the appropriate planning consent and use class.

This is an excellent opportunity for an independent retailer, food operator, or service provider looking to establish a presence within a vibrant neighbourhood shopping centre.

## **Tenure**

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

## **Rent**

£9,000 per annum

## **Viewing**

Strictly by appointment through this office.

## **Rateable Value**

The 2025 Rating List entry is Rateable Value £3,450

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**

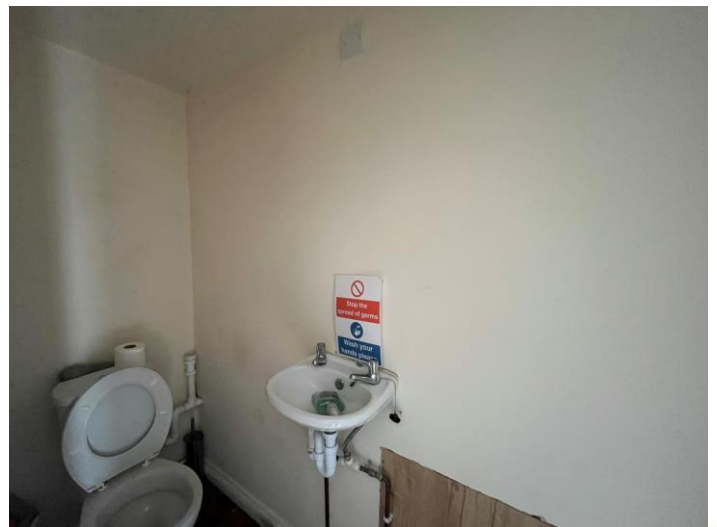
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref H282 (version 1)**

**Prepared: 01<sup>st</sup> August 2025**



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