



## 567a Durham Road, Low Fell, Gateshead NE9 5EY

- Ground floor hot food takeaway
- Total floor area 59 sq. m. (635 sq. ft.)
- Cooking equipment may remain for incoming tenant's use
- Currently fitted as Chinese takeaway, vacant possession offered
- Prominent location on busy Durham Road (A167)
- Small Business Rate Relief
- New lease terms available

**Rent £12,000 per annum**

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## Location

The unit is prominently situated on Durham Road (A167) in the sought-after Low Fell area of Gateshead. This busy main road benefits from high levels of passing traffic and excellent visibility, making it an attractive location for a wide range of businesses. Low Fell is a popular residential suburb with a strong local customer base, while the unit also enjoys good transport links to Gateshead town centre, Newcastle upon Tyne, and the wider region. The surrounding area hosts a mix of independent retailers, cafes, restaurants, and convenience services, creating a lively commercial environment. On-street parking and nearby bus stops provide easy access for both customers and staff.

## Description

The premises comprise a ground floor unit within a two-storey mid-terrace property, beneath a pitched slate roof. The unit is currently operating as a Chinese takeaway but is being offered with vacant possession due to the owner's retirement.

We are advised that the majority of the existing cooking equipment will remain in situ, providing an incoming tenant with the option to utilise it if required. The property would be well-suited to continue as a hot food takeaway, but may also lend itself to a variety of alternative cuisines or other commercial uses, subject to the necessary planning consents.

## Floor Area

Area	Sq. m.	Sq. ft.
Customer Service Area	23.92	257.47
Kitchen	27.2	292.77
Store	6.38	68.67
W.C	1.56	16.79
<b>Total</b>	<b>59.06</b>	<b>635.71</b>

## Rent

£12,000 per annum

## Lease Terms

New lease terms are available

## Rateable Value

The 2025 Rating List entry is Rateable Value £7,500

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

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.

Ref: I310 (Version 1)

Prepared 24<sup>th</sup> September 2025



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