



174 Newton Road, High Heaton, Newcastle upon Tyne NE7 7HP

- Ground floor retail unit
- Net internal area 60.2 sq. m. (648 sq. ft.)
- Prominent location with excellent local footfall
- Roller shutters
- Suitable for various uses, subject to consent
- Fixtures and fittings available by negotiation
- Potential for zero business rates (subject to eligibility)

Rent: £14,000 + vat per annum

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Location

The unit is prominently situated on Newton Road in the popular residential suburb of High Heaton, approximately 2.5 miles north-east of Newcastle city centre. Newton Road is a busy local thoroughfare that benefits from high levels of both vehicular and pedestrian traffic, serving as one of the main routes linking Jesmond, Heaton, and Benton.

The unit occupies a visible roadside position within a mixed-use parade comprising a variety of occupiers including Deer in the Dene, Physio plus, Boo!-K Florists, Willow 3 fish & chip takeaway, Wok India, Jack Harrison estate agents, Newton chop suey and other neighbourhood amenities, creating a vibrant local trading environment with strong community footfall.

Ample on-street parking is available nearby, making the location easily accessible for both customers and staff.

Description

A ground floor mid-terrace retail unit within a busy shopping parade.

The accommodation provides a net internal area of approximately 60.2 sq. m. (648 sq. ft.), comprising an open-plan retail area and WC.

The unit was previously occupied by a convenience store but would be suitable for a variety of alternative uses, subject to the necessary consents. Interested parties are advised to contact us for further information or to register their interest.

Fixtures & fittings

Fixtures and fittings, including shelving, fridges, and other equipment, are available to the incoming tenant by separate negotiation.

Tenure

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

Rent

£14,000 + vat per annum

Costs

The incoming tenant shall be responsible for the payment of the landlord's legal costs, fixed at £1,500 plus VAT (£1,800 inclusive of VAT) & Agent's fees.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is a Rateable Value of £9,900

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.

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