



39 Westoe Road, South Shields NE33 4LU

- High-quality ground floor retail/office accommodation
- Net internal area 70 sq. m. (753 sq. ft.)
- Prominent location on busy Westoe Road, South Shields
- Electric roller shutters
- Suitable for various uses, subject to consent
- Flexible lease terms available
- Potential for zero business rates (subject to eligibility)

Rent: £8,000 per annum

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Location

The unit is prominently situated on Westoe Road (A1018), one of the main routes leading into and out of South Shields town centre. It forms part of an established commercial parade, benefitting from a good mix of retail, professional and service occupiers.

The location offers excellent visibility and accessibility, lying close to the Town Hall and the junction with Crossgate, providing convenient access to local amenities, public transport links, and nearby parking. South Shields Metro station and bus interchange are within easy walking distance, ensuring strong connectivity to surrounding areas including Newcastle upon Tyne and Sunderland.

The Property

The premises occupy the ground floor of a two-storey mid-terraced property with a pitched roof, prominently situated on Westoe Road, South Shields.

The accommodation provides a net internal area of approximately 70 sq. m. (753 sq. ft.), comprising an open-plan retail area, office/treatment room, kitchen, and W/C facilities. The unit is presented to a high standard throughout and is ready for immediate occupation.

The property was previously occupied by a salon 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.

Tenure

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

Rent

£8,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £5,600

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 24th October 2025

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