



241 Westgate Road, Newcastle upon Tyne, NE4 6AE

- Ground floor retail unit
- Net internal area 59 sq. m. (635 sq. ft.)
- Open plan layout with self-contained W/C
- Prominent frontage onto busy Westgate Road (A186)
- Suitable for a variety of uses (STP)
- On Street Parking
- Excellent visibility & walking distance to Newcastle city centre

Rent: £9,750 per annum

COMMERCIAL

Location

The unit is located on 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

A well-presented ground floor retail unit forming part of a two-storey mid-terrace property with a pitched slate roof. The premises have recently undergone a comprehensive refurbishment, providing a flexible space ready for immediate occupation.

The accommodation is open plan with a self-contained W/C and benefits from a prominent frontage onto Westgate Road, offering excellent visibility and footfall.

The unit would be suitable for a variety of uses, subject to obtaining the necessary planning consents or change of use.

Floor Area

59 sq. m. (635 sq. ft.)

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed. The landlord will prepare his own lease at no cost to the incoming tenant.

Rent

£9,750 per annum (paid monthly in advance £812.50)

Deposit

3 months' rent (£2,437.50)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £ TBA

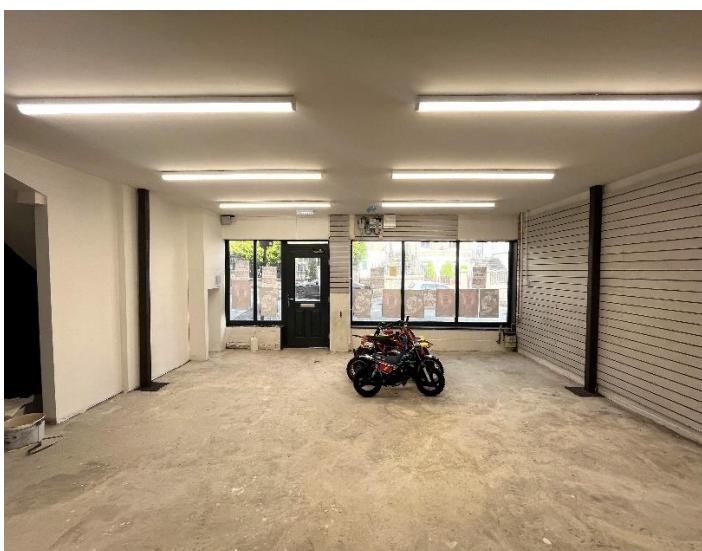
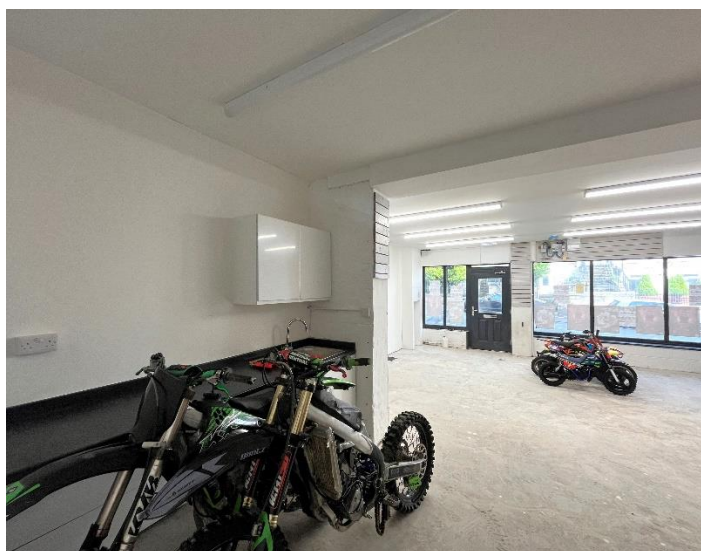
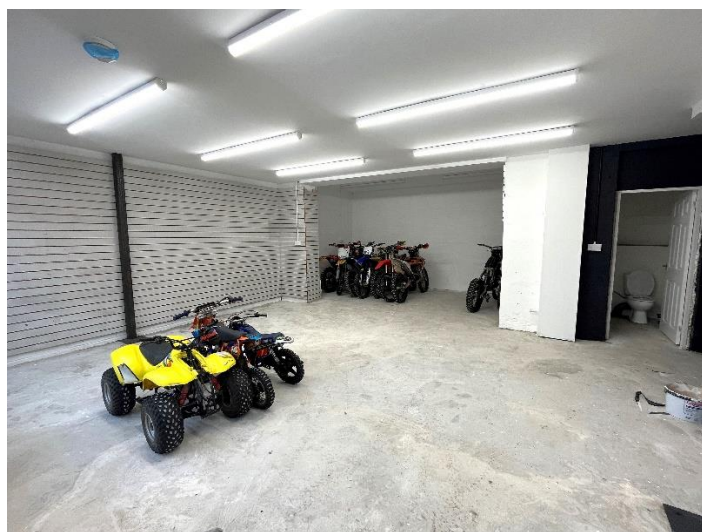
Important Notice

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: I338 (Version 1)

Prepared: 06th November 2025

COMMERCIAL



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.

R573

COMMERCIAL



Getmapping pic 2212

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.

R573