



### 3-4 Heworth Road, Concord, Washington NE37 2PY

- Two-storey premises with separate first-floor access
- Includes rear double garage for storage
- Floor Area circa 133 sq. m. (1,431 sq. ft.)
- Refurbished and suitable for various uses
- Good visibility with regular local footfall
- Excellent public transport links nearby
- Eligible for small business rate relief, subject to verification

**Rent: £10,000 per annum**

# COMMERCIAL

## Location

The property is located on Heworth Road, Concord, Washington, in a well-established and easily accessible commercial area. It benefits from good visibility, regular footfall, and close proximity to local shops and services.

The unit is within walking distance of bus routes connecting to Washington, Sunderland, Gateshead, and Newcastle, with convenient access to the A195, A1231, and A1(M). On-street parking is available nearby, making it a practical and well-connected location for a range of uses.

## The Premises

The property comprises a two-storey mid-terrace premises. The ground floor provides an open-plan retail area together with an office, kitchen, and WC. The first-floor benefits from its own separate access and offers three offices, kitchen, and a shower room. A separate double garage is located to the rear of the property.

The premises are well presented, having recently undergone refurbishment, and would be suitable for a variety of uses, subject to the appropriate planning consents.

Area	Sq. m.	Sq. ft.
<b>Ground floor</b>		
Retail	37.56	404.27
Office	6.0	64.58
Kitchen	7.45	80.18
W.C	1.6	17.22
Garage/store	31.39	337.93
<b>First floor</b>		
Office	17.11	184.15
Office	14.31	153.99
Office	7.22	77.68
Kitchen	7.10	76.44
Shower/W.C	3.24	34.87
<b>Total</b>	<b>132.98</b>	<b>1,431.3</b>

## Tenure

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

## Rent

£10,000 per annum.

## Fees

The ingoing tenant is responsible for the landlord's legal fee relating to preparation of the lease.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £7,100

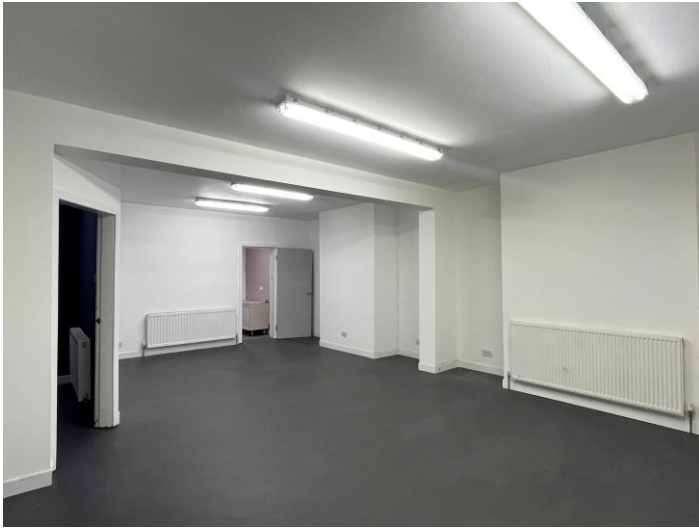
As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## 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.

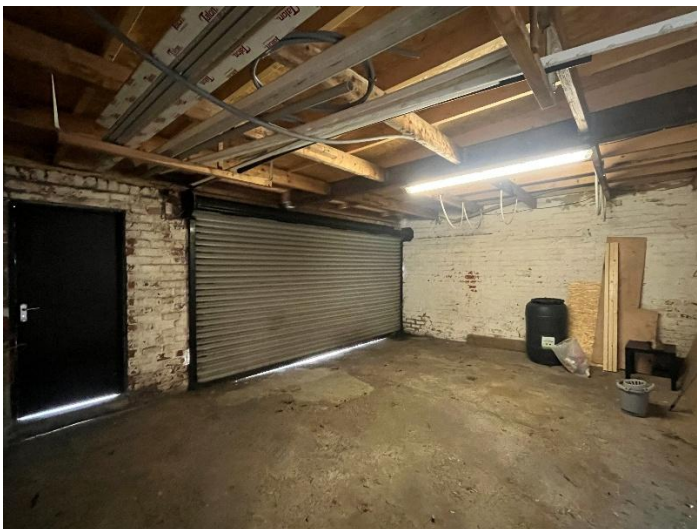
Ref I343 (Version 2)

Prepared 18<sup>th</sup> 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



**RICS**

The mark of  
property professionalism worldwide