



## 5a Albion Road, North Shields, North Tyneside NE30 2RJ

- Two-storey unit within established shopping parade
- Net internal area 57 m<sup>2</sup> (613.5 ft<sup>2</sup>)
- Strong footfall and passing traffic
- Close to town centre and Metro Station
- New flexible lease terms available
- Eligible for small business rate relief or zero rates
- Suitable for retail, office, or service-based uses

**Rent £7,500 per annum**

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### Location

The property is prominently positioned on Albion Road, a busy route linking North Shields town centre with surrounding residential areas. The location benefits from steady footfall, strong passing traffic, and close proximity to local shops and services.

North Shields town centre and the Metro Station are both within walking distance, providing excellent public transport links across the region. The area also offers quick access to the A1058 Coast Road, connecting to Newcastle and wider Tyneside.

This is a convenient and well-established location, suitable for a range of retail, service, or office uses.

### The Premises

This mid-terrace, two-storey retail unit is located within a busy and established shopping parade, benefiting from strong passing trade and good visibility. The ground floor (35 sq. m.) provides an open-plan retail area with a kitchen and WC to the rear, offering a flexible layout suitable for a range of business types.

The first floor (22 sq. m.) comprises useful office/store accommodation, ideal for administration, stockholding, or staff facilities.

Previously operating as a pet food store, the property is well-suited to a variety of retail or service-based uses, subject to any necessary consents. This is an excellent opportunity for an occupier seeking a well-positioned unit within a thriving local parade.

### Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor	35	376.73
First Floor	22	236.8
Total	57	613.5

### Rent

£7,500 per annum

### Costs

The ingoing tenant to pay the landlord legal fees.

### Viewing

Strictly by appointment through this office

### Rateable Value

The 2025 Rating List entry is Rateable Value £4,250

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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Prepared 03<sup>rd</sup> December 2025



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