



683 West Road Denton Burn, NE15 7SX

- Ground Floor Retail Unit
- Prominent Corner Position
- Excellent Passing Trade
- Former American Candy Store
- Floor Area circa 35.56 sq.m. (382.76 sq.ft.)
- New Lease Terms Available
- Close links to A1/A69 Corridor
- Suitable for a Variety of Uses

Initial Rent: £9,600 per annum

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Location

The property is situated on the crossroads of Broadwood Road and West Road close to one of the busiest intersections in the west end of Newcastle upon Tyne being just off the A1. The West Road leads directly to Newcastle City Centre.

The Premises

The unit is located on the ground floor of a two storey parade of retail units. The floor area is circa 35.56 sq.m. (382.76 sq.ft.)

The unit was previously used for an American Candy Store and benefits from being well presented, as well as retaining some fixtures.

Tenure

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

Rent

£9,600 per annum

EPC

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Rateable Value

The 2023 Rateable Value is £6,600

As the Rateable Value 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.

Ref I258

Updated November 2025

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