



## 405 Stamfordham Road, Westerhope, Newcastle upon Tyne NE5 5HA

- Ground floor retail unit with open-plan flexible layout
- Net internal area approximately 152 sq. m. (1,636 sq. ft.)
- Prominent location on Stamfordham Road, opposite PureGym
- Suitable for a variety of uses stpp
- Dedicated on-site parking
- High levels of footfall and passing traffic

**Rent: £24,000 per annum**

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## Location

The property is prominently located on Stamfordham Road in the established suburb of Westerhope, approximately 4 miles west of Newcastle city centre. Stamfordham Road is a busy arterial route linking the A1 with surrounding residential areas and benefits from strong levels of daily passing traffic.

The unit is positioned within a local retail parade serving a densely populated residential catchment and is located directly opposite PureGym. Surrounding occupiers comprise a mix of convenience retail, food operators and local service providers. In addition, the property is well placed to benefit from circa 5000 recently constructed new homes in the nearby Callerton area, located just a few minutes' drive away, further enhancing the local customer base and long-term trading potential. The area is well served by public transport, with frequent bus services along Stamfordham Road, and offers good road connectivity and nearby parking.

## Description

The property comprises a ground floor retail unit forming part of a two-storey detached building of traditional construction, with a pitched slate roof. The unit benefits from a prominent frontage onto Stamfordham Road, providing excellent visibility to passing vehicular traffic. The accommodation is arranged predominantly in an open-plan layout, offering a high degree of flexibility.

The unit has a total net internal floor area of approximately 152 sq. m. (1,636 sq. ft.), it was formerly occupied by a bedding centre and would be suitable for a variety of alternative retail, showroom or service-based uses, subject to the appropriate planning consents.

## Rent

£24,000 per annum

## Deposit

£6,000 (3 months rent)

## Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## Tenure

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

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £29,000

## 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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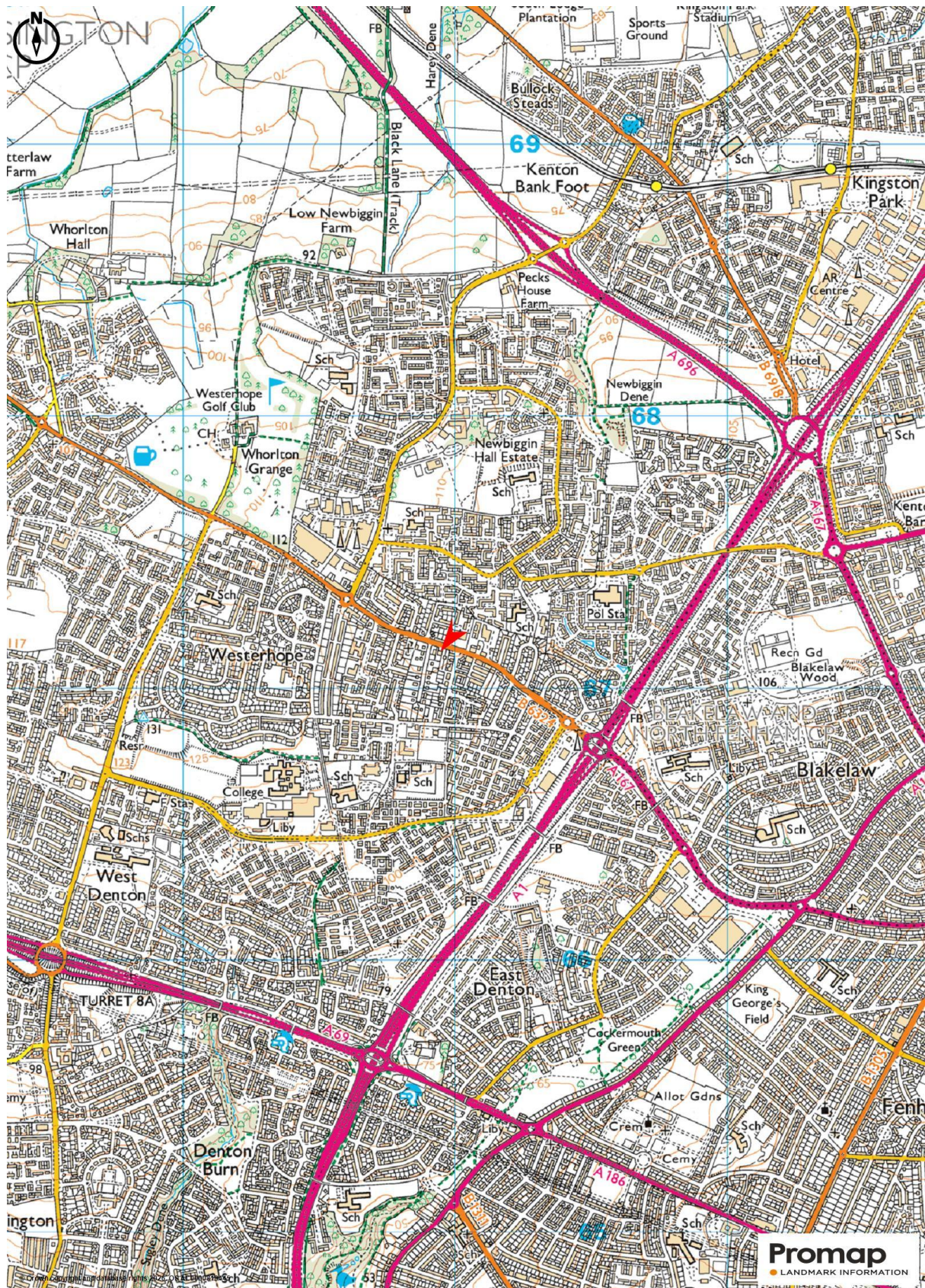


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