



## 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**

# COMMERCIAL

## 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

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: I376 (Version 1)**

**Prepared: 21/01/2026**

# 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



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