



13 Farringdon Road, Cullercoats, North Tyneside NE30 3ER

- Ground floor self-contained commercial unit
- Floor area 33.07 sq. m. (355.9 sq. ft.)
- Modern well-presented unit
- Former beauty salon but suitable for a variety of uses
- Eligible for 100% small business rate relief
- Prominent position on busy shopping parade
- Ample on street parking directly outside

Rent £8,400 per annum

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Location

The unit is located within a small mixed use shopping parade on Farringdon Road, Cullercoats. Cullercoats is a densely populated residential seaside village on the North Tyneside coast and is situated approximately 10.5 miles east of Newcastle upon Tyne and is close to the towns of Whitley Bay and North Shields.

Description

A well-presented ground floor unit forming part of a two-storey mid-terrace property with a pitched roof. The unit extends to approximately 33.07 sq. m. (355.9 sq. ft.) and comprises a reception area, two treatment rooms, kitchen, and WC facilities.

Currently operating as a beauty salon, the space would be suitable for a variety of alternative uses, offering an ideal opportunity for retail, office, or professional services.

Tenure

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

Rent

£8,400 per annum (inc ground rent)

Costs

The ingoing tenant is responsible for any costs relating to preparation of lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £5,600

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.

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.

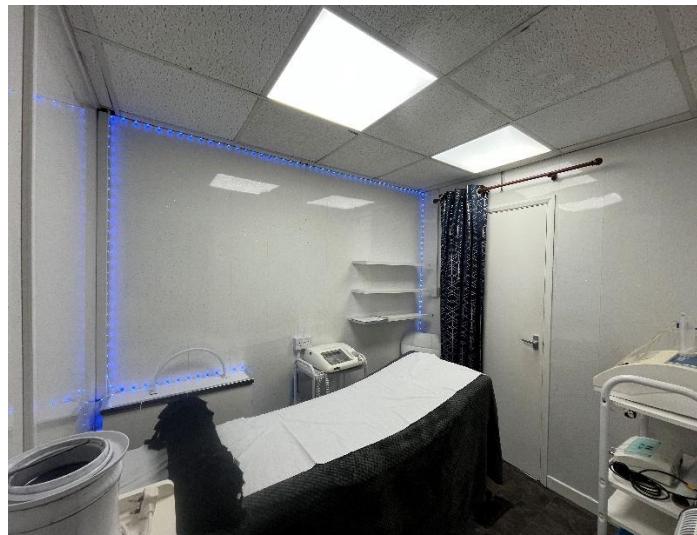
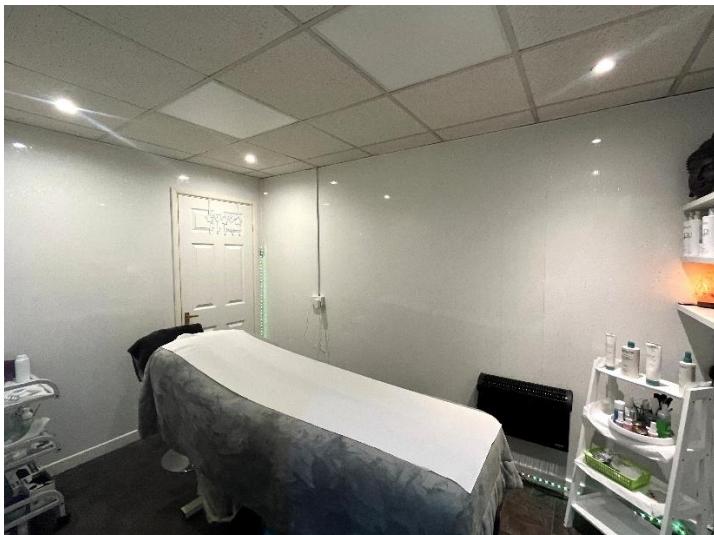
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I385 (Version 1)

Prepared 30th January 2026

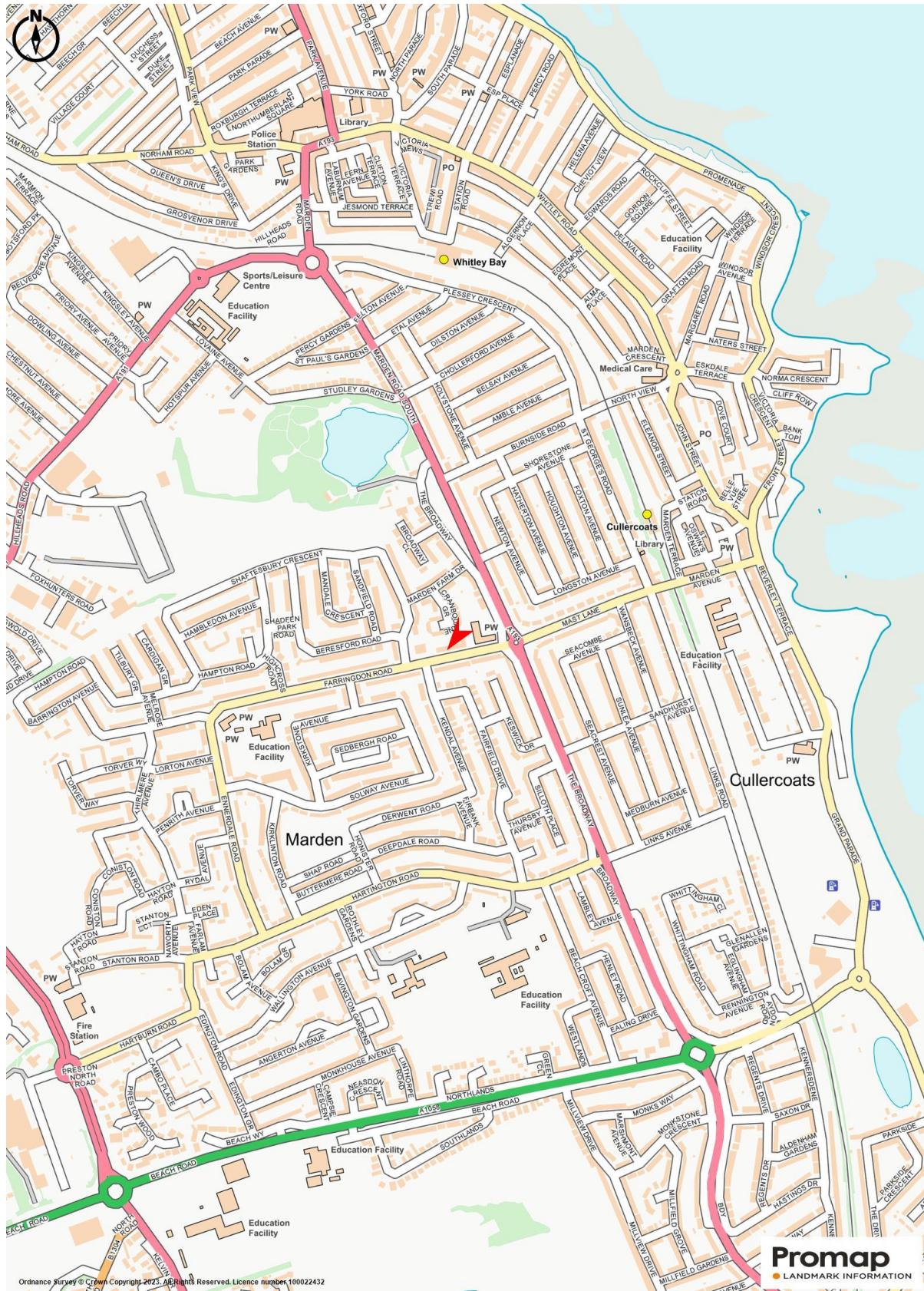
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