



## 17 Fairfield Terrace Pelaw, NE10 0QR

- Ground Floor Retail Unit
- Excellent Footfall & Passing Trade
- Electric Roller Shutters
- Ample Parking Nearby
- Floor Area 47.68 sq.m. (513.22 sq.ft.)
- Suitable for a Variety of Uses (stpp)
- Flexible Lease Terms Available
- Low/No Rates to Pay

**Rent: £9,000 per annum**

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## Location

The unit is located on the main road running through Pelaw, towards Hebburn and Jarrow. The premises is easily found, being opposite Aldi, Lidl and also Greggs, which enjoys excellent footfall/passing trade.

## Description

This former DIY/hardware store is located on the ground floor of a corner two storey property, with pitched slate roof. Many of the fixtures and fittings can be retained, if required, from the former business.

The unit benefits from electric roller shutters (to the door and both windows), led strip lighting (to the rear area), alarm system and CCTV connections.

It would also suit a variety of other uses (subject to the correct use class).

## Accommodation

Area	Sq.m.	Sq.ft
Retail Area	25.17	270.92
Storeroom	16.40	176.52
Kitchen	3.53	37.99
WC	2.58	27.77
<b>Total</b>	<b>47.68</b>	<b>513.22</b>

## Tenure

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

## Rent

£9,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £4,050

If 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.

## EPC

D-89

## 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: I407 (version 1)

Prepared 26<sup>th</sup> February 2026

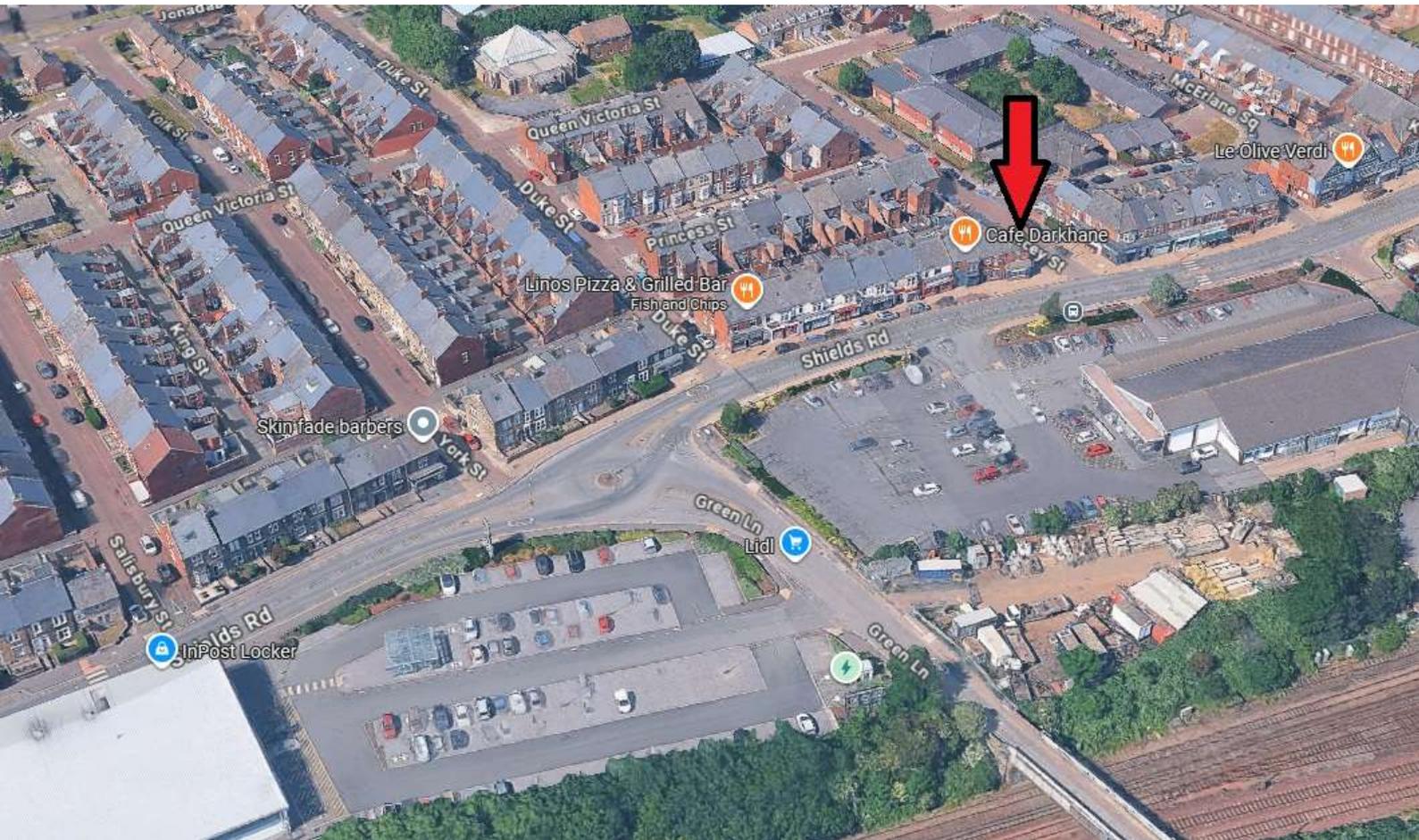
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