



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

- Two storey retail unit / office
- Net internal area approximately 44.6 sq. m. (480 sq. ft.)
- Prominent location on Stamfordham Road
- Suitable for a variety of uses stpp
- On-site parking
- High levels of footfall and passing traffic
- Eligible for nil business rates (subject to qualification)

**Rent: £18,000 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 close to 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 mid-terraced, two-storey building of traditional construction beneath a pitched slate roof.

The accommodation extends to approximately 44.6 sq. m. (480 sq. ft.) Net Internal Area and was most recently occupied by an e-cigarette retailer. The premises would be suitable for a variety of uses, subject to the requisite planning consents. Shared parking is available to the front of the property.

Area	sq. m.	sq. ft.
<b>Ground floor</b>		
Retail	18.0	193.75
Kitchen/W.C	9.0	96.87
<b>First floor</b>		
Office/W.C	17.64	189.87
<b>Net Internal</b>	<b>44.64</b>	<b>480.5</b>

## Rent

£18,000 per annum

## Deposit

£4,500 (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 £4,300

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.

## 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: I404 (Version 1)**

**Prepared: 23/02/2026**

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