



**42-44 Westbourne Ave, Walkergate,  
Newcastle upon Tyne NE6 4ED**

- Mixed use semi detached property
- Ground floor retail unit & three-bedroom maisonette
- New (FRI) full repairing and insuring lease available
- Private rear garden, garage and ample off-street parking
- Presented to a high standard throughout
- Popular Walkergate location near Newcastle City Centre
- Suitable for a variety of uses stpp

**Rent: £19,000 per annum**

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## Location

Situated in the popular residential area of Walkergate, this property enjoys a convenient and well-connected location just a few miles from Newcastle City Centre. Westbourne Avenue is a quiet, established street within walking distance of local shops, cafes, schools, and transport links making it an ideal spot for both residential and commercial opportunities. The property benefits from excellent accessibility, with Walkergate Metro Station only a short stroll away, providing direct links to Newcastle City Centre, the coast, and surrounding areas. Nearby bus routes also offer frequent services across Tyneside. A range of local amenities are close by, including supermarkets, community facilities, and medical centres.

## Description

This attractive semi-detached mixed-use property comprises a ground floor retail unit and a three-bedroom maisonette, in the heart of Walkergate, Newcastle upon Tyne.

The ground floor retail currently trades as a barbers but is soon to become vacant, it has a prominent frontage onto Westbourne Avenue, providing good visibility and accessibility for passing trade.

The three-bedroom maisonette is presented to a high standard throughout. The accommodation features a spacious open-plan kitchen and dining area, living room, a utility room, ground-floor W/C, and access to an integral garage.

The first floor offers three well-proportioned bedrooms and a modern fitted bathroom, creating a comfortable and contemporary living space ideal for letting.

Externally, the property benefits from a private rear garden, providing outdoor space for relaxation or storage, and ample off-street parking to the front, enhancing convenience for both residents and visitors.

## Services

The property is double glazed and has gas central heating.

## Tenure

Leasehold – A new (FRI) full repairing and insuring lease available

## Rent

£19,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £2,050

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.

## Council Tax Band

Band B

## 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: I328a (Version 1)**

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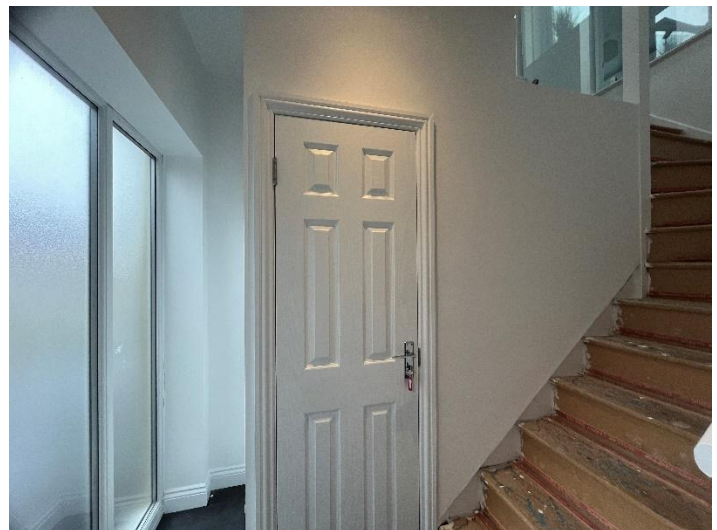


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