



50 High Street, Felling, Gateshead NE10 9LT

- Ground Floor Retail Unit
- Flexible Lease Terms
- Former Barbers
- Suitable for a Variety of Uses stpp
- Floor Area 34.5 sq. m. (371 sq. ft.)
- Prominent Corner Position
- Small Business Rate Relief
- Available for Immediate Occupation

Rent: £4,200 per annum

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Location

The unit is located on High Street, Felling, Gateshead. The location is within easy reach of local amenities, transport links and schools. The subject property is located approximately 1.5 miles from Gateshead town centre and approximately 3.0 miles from Newcastle City Centre.

Description

A ground floor retail unit within a two storey mid terrace property with pitched slate roof.

The unit was formally occupied by a barbers but would suit a variety of uses subject to the correct planning.

Area	Sq. m.	Sq. ft.
Retail	21.34	229.70
Office	9.18	98.81
Kitchen	3.4	36.59
W.C	0.6	6.45
Total	34.52	371.57

Tenure

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

Rent

£4,200 per annum (first 6 months paid in advance)

Deposit

£900

Fees

Landlords lease fees £1,000 plus vat (£1,200 inc vat)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £4,600

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.

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 I388

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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.

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