



548 Durham Road, Low Fell, Gateshead NE9 6HX

- Ground floor retail unit
- Total floor area 60.21 sq.m. (648.09 sq.ft.)
- Current used as a hairdressing salon, will be vacant possession
- Suitable for a variety of uses (stpp)
- Prominent location on busy Durham Road (A167)
- Small Business Rate Relief
- New lease terms available

Rent £13,200 per annum

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Location

The unit is prominently situated on Durham Road (A167) in the sought-after Low Fell area of Gateshead. This busy main road benefits from high levels of passing traffic and excellent visibility, making it an attractive location for a wide range of businesses. Low Fell is a popular residential suburb with a strong local customer base, while the unit also enjoys good transport links to Gateshead town centre, Newcastle upon Tyne, and the wider region. The surrounding area hosts a mix of independent retailers, cafes, restaurants, and convenience services, creating a lively commercial environment. On-street parking and nearby bus stops provide easy access for both customers and staff.

Description

The premises comprise a well presented ground floor unit within a two-storey mid-terrace property, beneath a pitched slate roof. The unit is currently operating as a hairdressing salon, but will be vacant possession, upon completion.

We are advised that the fixtures, fittings and equipment could be available (at a separate negotiation), with the outgoing tenant.

Floor Area

Area	Sq. m.	Sq. ft.
Salon Area	23.32	251.01
Salon Backwash Area	15.44	166.19
Back Area	7.75	83.42
Storeroom	7.02	75.56
Kitchen	4.97	53.49
W.C	1.71	18.40
Total	60.21	648.09

Rent

£13,200 per annum

Lease Terms

New lease terms are available

Rateable Value

The 2026 Rating List entry is Rateable Value £10,250

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.

Viewing

Strictly by appointment through this office

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: I310 (Version 1)

Prepared 16th February 2026

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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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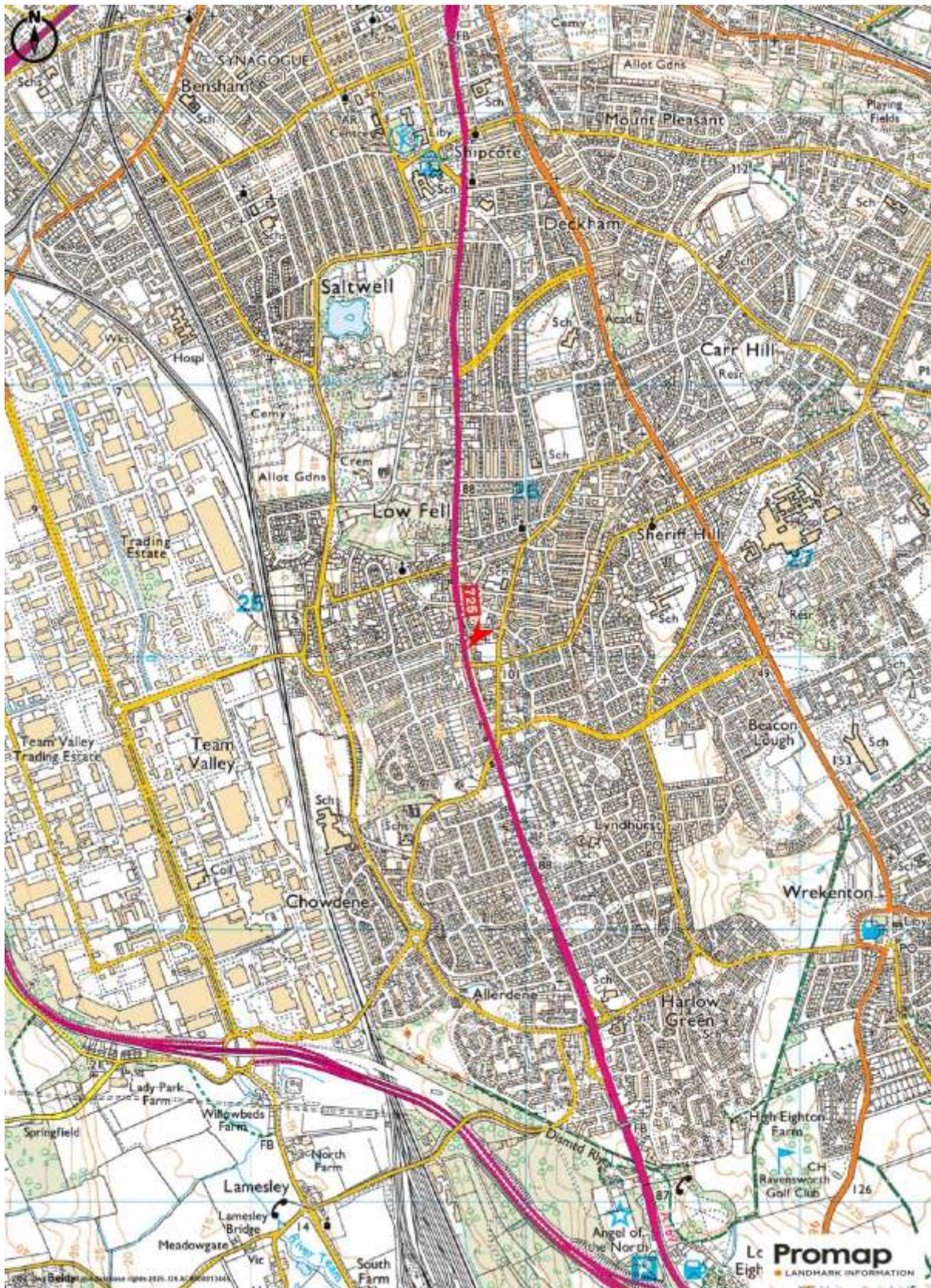
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