



279 Victoria Road East, Hebburn NE31 1YF

- Ground floor end-terrace retail premises
- Ground floor 581.78 sq. ft. / Basement 293.85 sq. ft.
- Long-standing retail use (florist for circa 30 years)
- Suitable for a variety of uses (subject to consents)
- Prominent position on Victoria Road East
- On Street Parking

Rent: £7,800 per annum

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Location

The property is prominently positioned on Victoria Road East, one of Hebburn's established commercial and residential routes, close to the town centre. The location benefits from a mix of local retailers, services and residential housing, providing consistent footfall and strong local demand.

Hebburn town centre is within short walking distance, offering a range of shops, cafés, supermarkets and amenities. Hebburn Metro Station is nearby, providing direct access to Newcastle city centre, South Shields and Sunderland, while the A19 and Tyne Tunnel are easily accessible, offering excellent road links throughout the North East region.

The Premises

A well-positioned ground floor end-terrace retail unit located on the busy Victoria Road East in Hebburn, suitable for a variety of retail or service-based uses (subject to any necessary consents).

The property provides approximately 54.05 sq. m. (581.78 sq. ft.) of ground floor accommodation, currently arranged to include an open-plan retail area, kitchen, and WC facilities. In addition, there is a useful basement storage area extending to approximately 27.3 sq. m. (293.85 sq. ft.). There is a yard to the rear that is shared with the first floor.

The premises have traded successfully as a florist for around 30 years and are becoming available due to the retirement of the current tenant, presenting an excellent opportunity for a new occupier to establish their business in this established local retail location.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor	54.05	581.78
Basement	27.3	293.85

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed. The landlord will prepare his own lease at no cost to the ingoing tenant.

Rent

£7,800 per annum (paid monthly in advance £650)

Deposit

3 months' rent (£1,950)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £5,000

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: I420 (Version 2)

Prepared: 16th March 2026

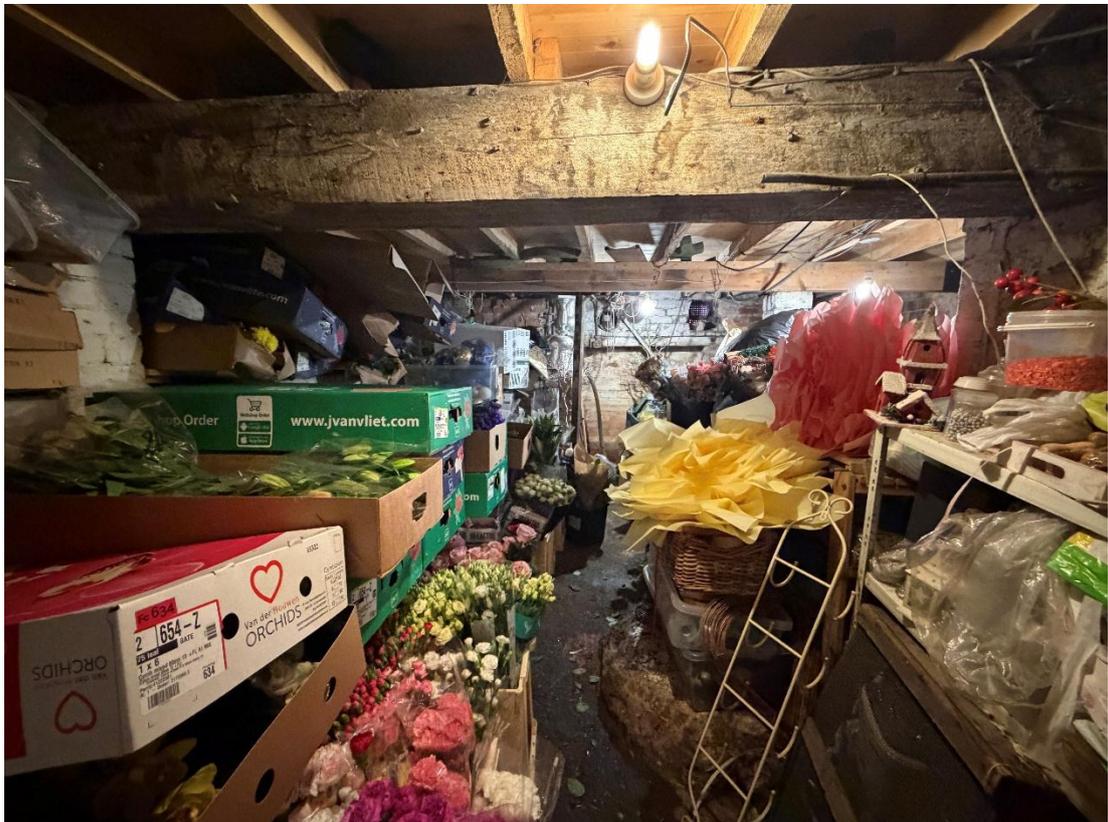
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