

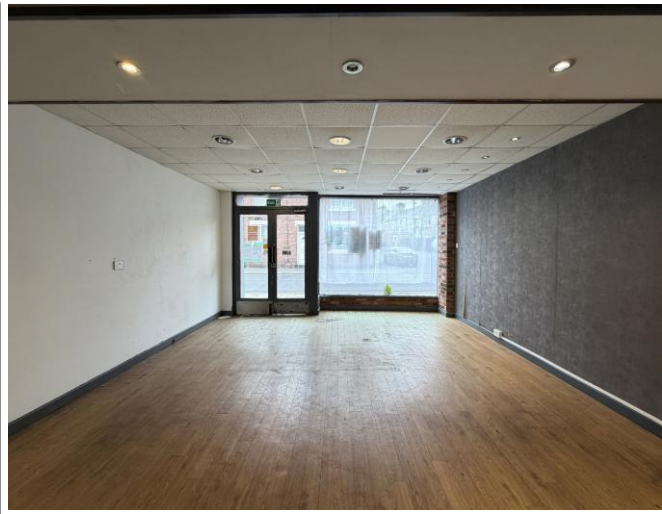
- Mid-terrace two storey commercial property
- Net internal area 93.31 sq. m. (1,004 sq. ft.)
- Located in heart of Crawcrook village centre
- Consistent footfall and passing trade
- Former tattoo studio, suitable for various uses
- Potential for 0% business rates, subject to eligibility



36 Main Street, Crawcrook,  
Tyne & Wear NE40 4NB

Vacant Retail Unit  
Tenure: Leasehold  
**Rent £8,000 per annum**

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### **Location**

The subject property is prominently situated on Main Street within the heart of Crawcrook, a well-established village in Tyne & Wear. The area provides a good mix of local and independent retailers, along with everyday amenities, generating consistent footfall throughout the day. Crawcrook lies approximately 8 miles west of Newcastle upon Tyne and benefits from strong transport links via the nearby A695, providing direct access to Blaydon, Ryton and the wider Tyneside conurbation. The surrounding area is predominantly residential, ensuring a steady and reliable customer base, with nearby schools, community facilities and local services further supporting trade. The property occupies a visible mid-terrace position along the main retail parade, making it well suited for a variety of retail or service-based uses.

### **Description**

A well-positioned mid-terrace, two-storey commercial property situated prominently on Main Street within the popular village of Crawcrook. The property occupies a visible roadside position within an established retail parade, benefitting from good levels of passing vehicular and pedestrian traffic. The premises were most recently utilised as a tattoo studio but would readily suit a variety of alternative uses (subject to any necessary consents), including retail, office, beauty, or other service-based occupiers.

The ground floor provides a well-proportioned open plan retail area to the front, finished with a suspended ceiling and inset lighting, creating an inviting trading environment. To the rear, there are additional storage areas together with a kitchen/preparation space and access to the rear of the property.

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The first floor offers a large, versatile open-plan office/studio area, benefitting from good natural light, along with a separate WC. This level provides flexibility for continued commercial use or potential reconfiguration, subject to requirements. Overall, the property extends to a net internal area of approximately 93.31 sq. m. (1,004 sq. ft.), arranged as follows:

Area	Sq. m.	Sq. ft.
Ground floor		
Retail area	31.68	341.0
Stores	9.6	103.33
Kitchen	10.78	116.03
First floor		
Office	38.4	413.33
WC	2.85	30.67
<b>Net internal</b>	<b>93.31</b>	<b>1,004.38</b>

**Tenure**

Leasehold – A new lease is available subject to terms and conditions.

**Rent**

£8,000 per annum

**Viewing Arrangements**

Strictly by appointment through this office.





### Rateable Value

The 2026 Rating List entry is Rateable Value £7,100

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.

### EPC Rating

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### Information 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.

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Prepared 05<sup>th</sup> May 2026

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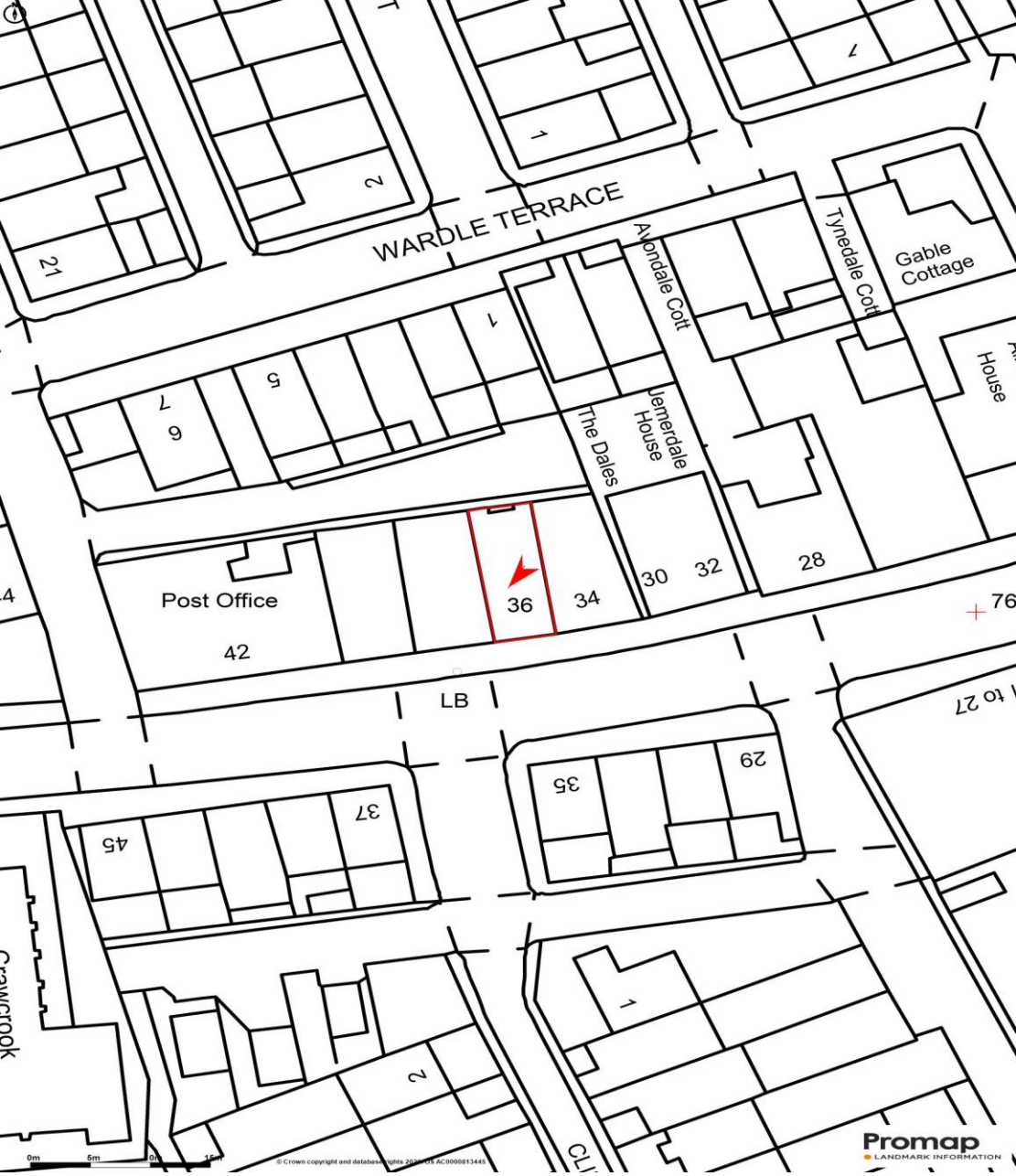
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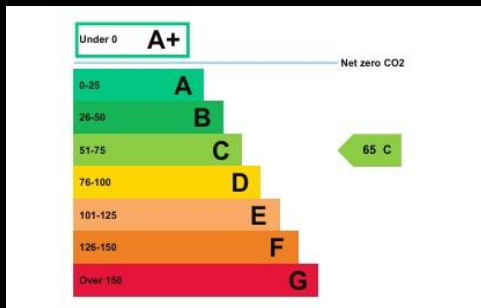
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