



## Rear of 37 Blandford Square, Newcastle upon Tyne NE1 4HZ

- Ground floor retail unit in city centre location
- Net internal area 81.20 sq. m. (874 sq. ft.)
- Open plan layout suitable for various business uses
- Prominently facing onto St James Boulevard (A189)
- Well presented, versatile space
- Eligible for 100% small business rate relief
- Previously tattoo studio, suitable for alternative uses
- Service charge applicable (includes electric, water & waste disposal)

**Rent £16,500 per annum**

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## Location

The property is situated to the rear of 37 Blandford Square, prominently facing onto St James Boulevard (A189), within the core of Newcastle upon Tyne city centre. This strategic position places the unit on a busy arterial route, benefitting from strong levels of passing vehicular traffic and excellent visibility.

St James Boulevard is a key thoroughfare linking the city centre with the wider road network, including direct access to the A167(M) and routes to the Tyne Bridge, making the location highly accessible for customers and deliveries alike. The property is also within close proximity to St James' Park, home of Newcastle United Football Club, which generates significant footfall on matchdays and during events.

The surrounding area comprises a diverse mix of commercial, leisure, and residential uses, with the main retail core, Grainger Town, and the business district all within easy walking distance. Newcastle Central Station is also nearby, providing excellent regional and national rail services, alongside Tyne and Wear Metro connectivity. This location offers an excellent opportunity for occupiers seeking a well-connected and highly visible city centre position, benefitting from both passing traffic and proximity to key amenities and transport links.

## Description

The property comprises a self-contained ground floor retail unit extending to approximately 81.20 sq. m. (874 sq. ft.), providing predominantly open plan accommodation suitable for a wide range of occupiers. Internally, the unit offers a bright and well-proportioned sales area with good natural light, complemented by a suspended ceiling incorporating modern spot lighting. The layout is largely open plan, allowing flexibility for a variety of retail, studio, or service-based uses (subject to the appropriate use class).

The specification includes electric heating throughout, a good provision of power points, and internal security shutters to the frontage. WC facilities are also provided within the demise. The unit was most recently occupied as a tattoo studio and would readily suit similar leisure, health & beauty, or retail concepts, as well as office-style occupiers seeking a characterful and adaptable ground floor space. Overall, the property presents a versatile opportunity within a well-located city centre position, offering an attractive blank canvas for incoming tenants.

## Tenure

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

## Rent

£16,500 per annum

## Service Charge & Repairing Liability

The tenant will be responsible for all of the repairs and maintenance works required to the interior of the demised premises, shop front, doors, window frames and plate glass. Tenant will make a contribution to the external repairs and maintenance and all other common items and services. This will be recoverable via a service charge based on a fair and reasonable proportion, calculated with reference to the lettable floor area. Service charge cap equivalent to 15% of the annual rent in any one service charge year. It includes your electric, water, waste disposal and general repairs to the building.

## Deposit

A sum of 3 months deposit is required amounting to £4,125.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £11,000

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.

## Insurance

The landlord will insure the building and recover the costs from the incoming tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

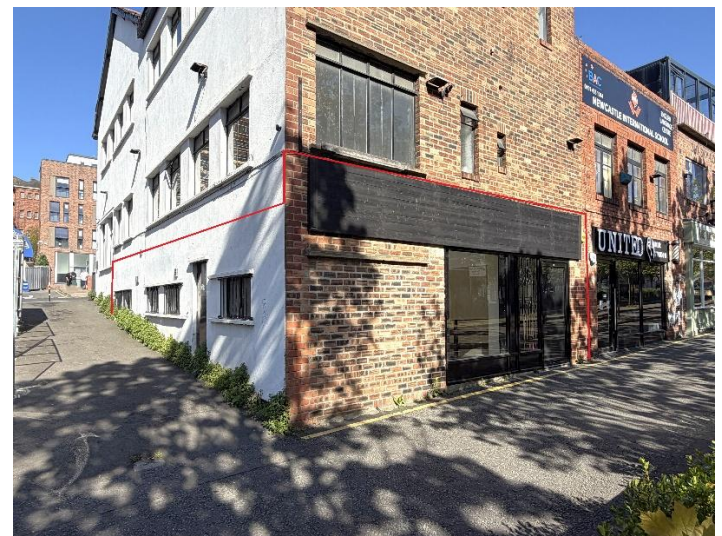
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared 01<sup>st</sup> May 2026

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