

- Prime roadside commercial site to let
- Site area 0.267 hectares (0.659 acres)
- Level, surfaced yard with direct access onto main road
- Prominent roadside location on Front Street, Seaton Burn
- Suitable for multiple uses subject to planning consent
- Excellent transport links, short distance from Junction 79 of the A1(M)
- New FRI lease available, subject to terms and references



**Site at the Former Drift inn,
Front Street, Seaton Burn,
North Tyneside NE13 6ES**

Rent £30,000 per annum

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Location

The subject site occupies a prominent roadside position on Front Street within the established commercial area of Seaton Burn, approximately 7 miles north of Newcastle upon Tyne city centre. The site benefits from excellent accessibility, situated immediately adjacent to Northumbria Vehicle Co. and just a short distance from Junction 79 of the A1(M), providing direct links to Newcastle, Gateshead, Northumberland and the wider regional motorway network.

The surrounding area comprises a mixture of established commercial operators, trade occupiers and residential housing, with nearby occupiers including vehicle dealerships, roadside businesses and local amenities. Newcastle International Airport, Kingston Park and Gosforth are all within easy reach, further enhancing the site's strategic location for a variety of commercial uses, subject to the necessary consents.

Description

The subject site extends to approximately 0.267 hectares (0.659 acres / 2,667 sq. m. / 28,709 sq. ft.) and occupies a highly prominent roadside position on Front Street within the established commercial area of Seaton Burn.

The site is predominantly level and surfaced, currently configured as an open yard, and benefits from direct access from the main road, making it well suited to a range of commercial or trade-related uses. The surrounding imagery highlights the site's open nature and flexibility, with clear boundaries and good visibility from passing traffic.

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The immediate area comprises a well-established mix of commercial occupiers, roadside businesses, trade counters and residential housing, creating a busy and active environment suitable for a variety of operations.

The site offers flexible potential for a range of uses (subject to obtaining the appropriate planning consent/use class), including open storage, trade counter or vehicle-related uses.

Sites Area

0.267 Hectares / 0.659 acres / 2,667 sq. m. / 28,709 sq. ft.

Lease Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed, subject to contract and satisfactory references. Further details are available upon request.

Rent

£30,000 per annum

Insurance

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



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Viewing Arrangements

Strictly by appointment through this office.

Rateable Value

The property does not currently have a Rateable Value assessment. It will be the responsibility of the incoming tenant to notify the Local Authority Rates Department upon occupation, at which point the property will be assessed and a Rateable Value allocated.

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.
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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 I463 (Version 1)

Prepared 14th May 2026

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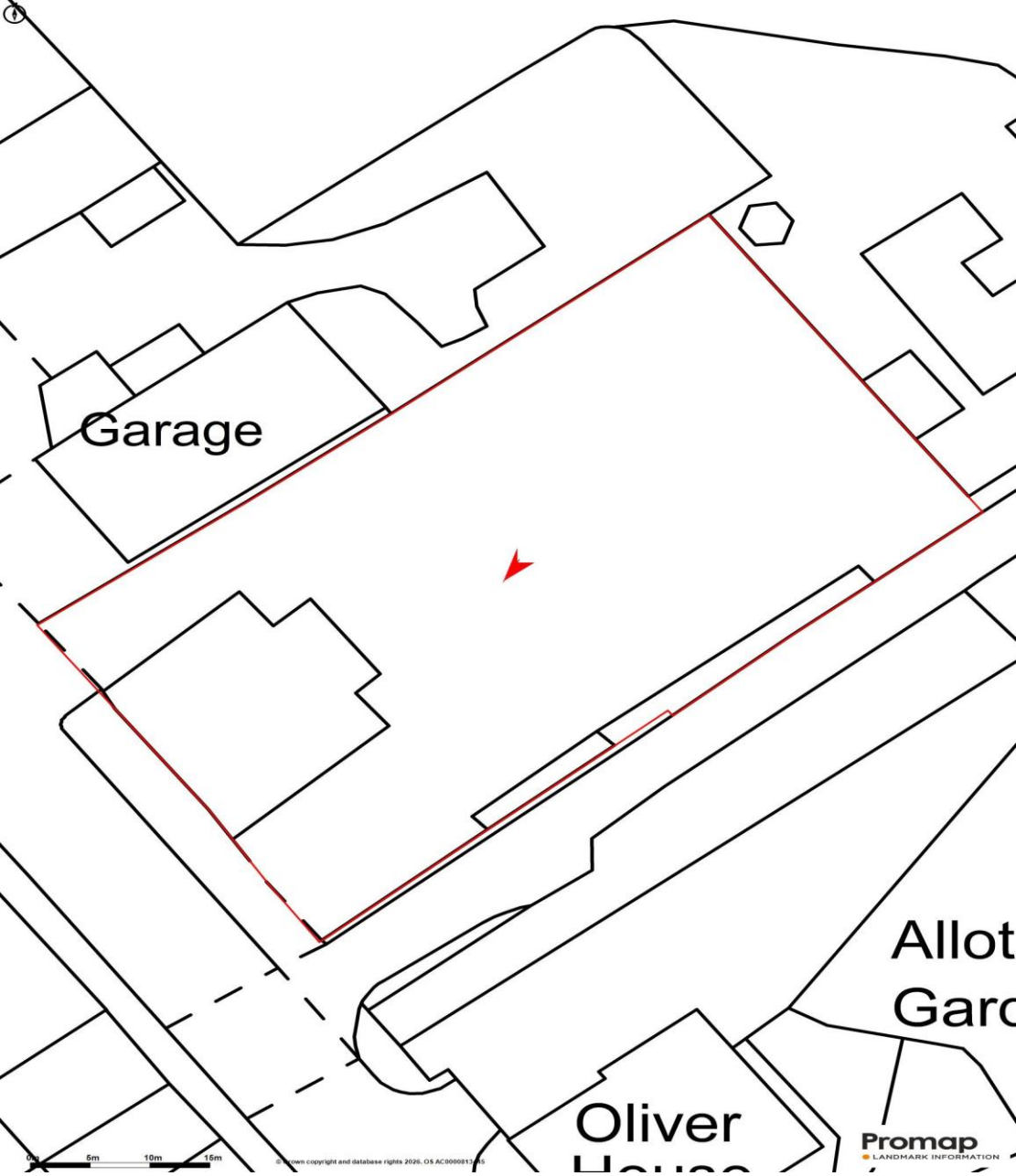
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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