

- Ground floor end-terrace commercial premises
- Net internal area 68 sq. m. (732 sq. ft.)
- Premium finish throughout after complete refurbishment
- Suitable for various commercial uses, subject to planning
- High levels of passing trade and pedestrian footfall
- Prominent roadside position with large display frontage
- External forecourt enhancing street presence



**70 North Road,
Boldon Colliery,
NE35 9AX**

Rent: £10,200 per annum

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Location

The unit occupies a prominent position on North Road, one of the main routes through Boldon Colliery, offering excellent visibility to passing traffic and steady local footfall. Situated within a well-established commercial parade, the unit benefits from close proximity to a mix of retailers, service businesses, and food outlets, making it an attractive location for operators seeking strong neighbourhood presence.

North Road provides convenient access to the wider Boldon area, with Asda Boldon, Retail Park, and other major amenities located just a short distance away. The surrounding residential catchment supports consistent daily activity, while nearby bus routes ensure easy connectivity for customers and staff. The property is well-positioned for businesses looking to serve both the local community and the wider South Tyneside region, with efficient road links to the A19, A184, and neighbouring towns including Jarrow, Hebburn, and Sunderland.

Description

This end-terrace ground-floor commercial unit offers a bright, modern space following a comprehensive refurbishment throughout. Extending to approximately 68 sq. m (732 sq. ft.), the property comprises an open-plan retail area, kitchen, and W.C. facilities. The interior has been finished to a high standard with smooth flooring, fresh neutral décor, and contemporary LED lighting, creating a clean and versatile environment ready for immediate occupation.

The unit benefits from a prominent frontage onto North Road, providing excellent visibility to passing traffic and easy access for customers. Its flexible layout and high-quality finish make it suitable for a wide range of uses, including retail, office, or professional services, subject to any necessary consents.

This is an ideal opportunity for businesses seeking a well-presented, ready-to-occupy premises in a busy and established area of Boldon Colliery.

Floor Area

68 sq. m. (732 sq. ft.)

Rent

£10,200 per annum

Fees

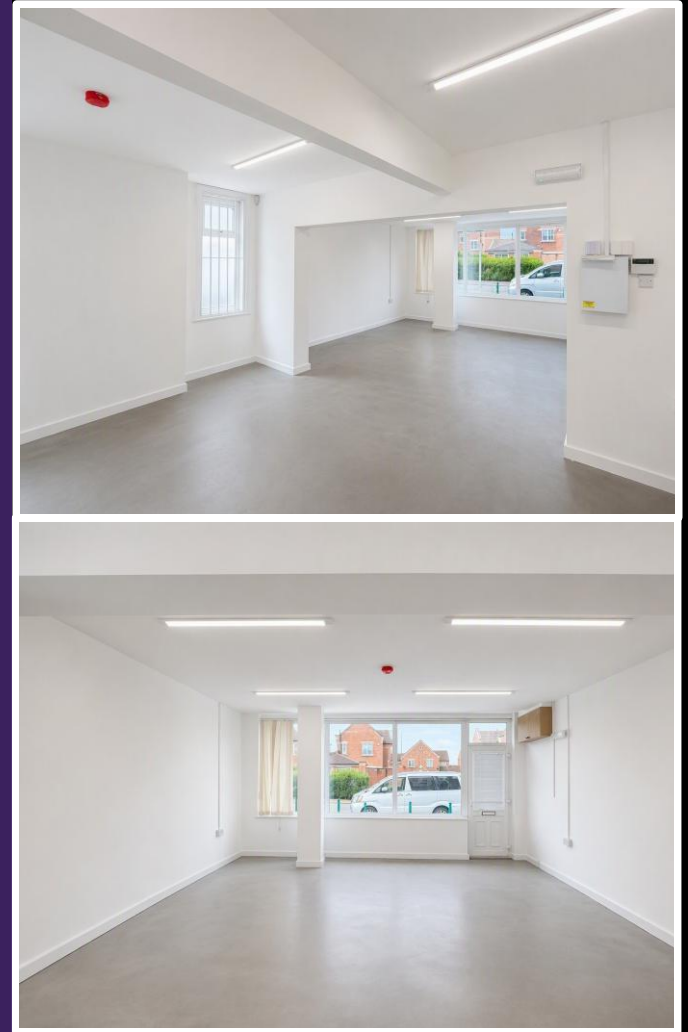
The incoming tenant to pay £1,200 for costs relating to preparation of the lease.

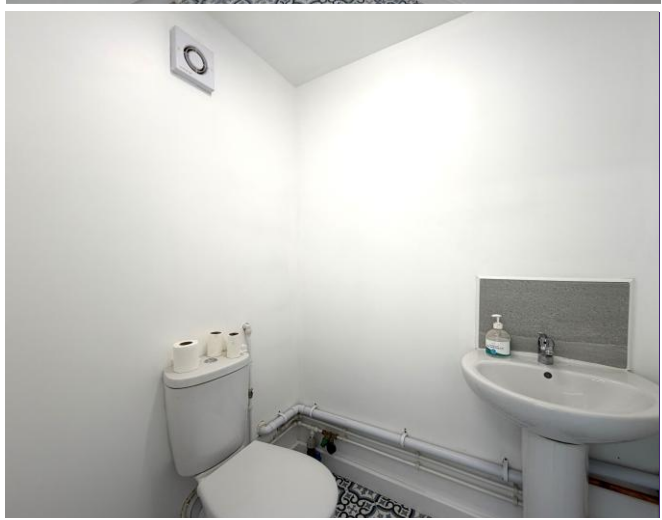
Lease Terms

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

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.





Rateable Value

The 2026 Rating List entry is Rateable Value £ TBC

Viewing Arrangements

Strictly by appointment through this office.

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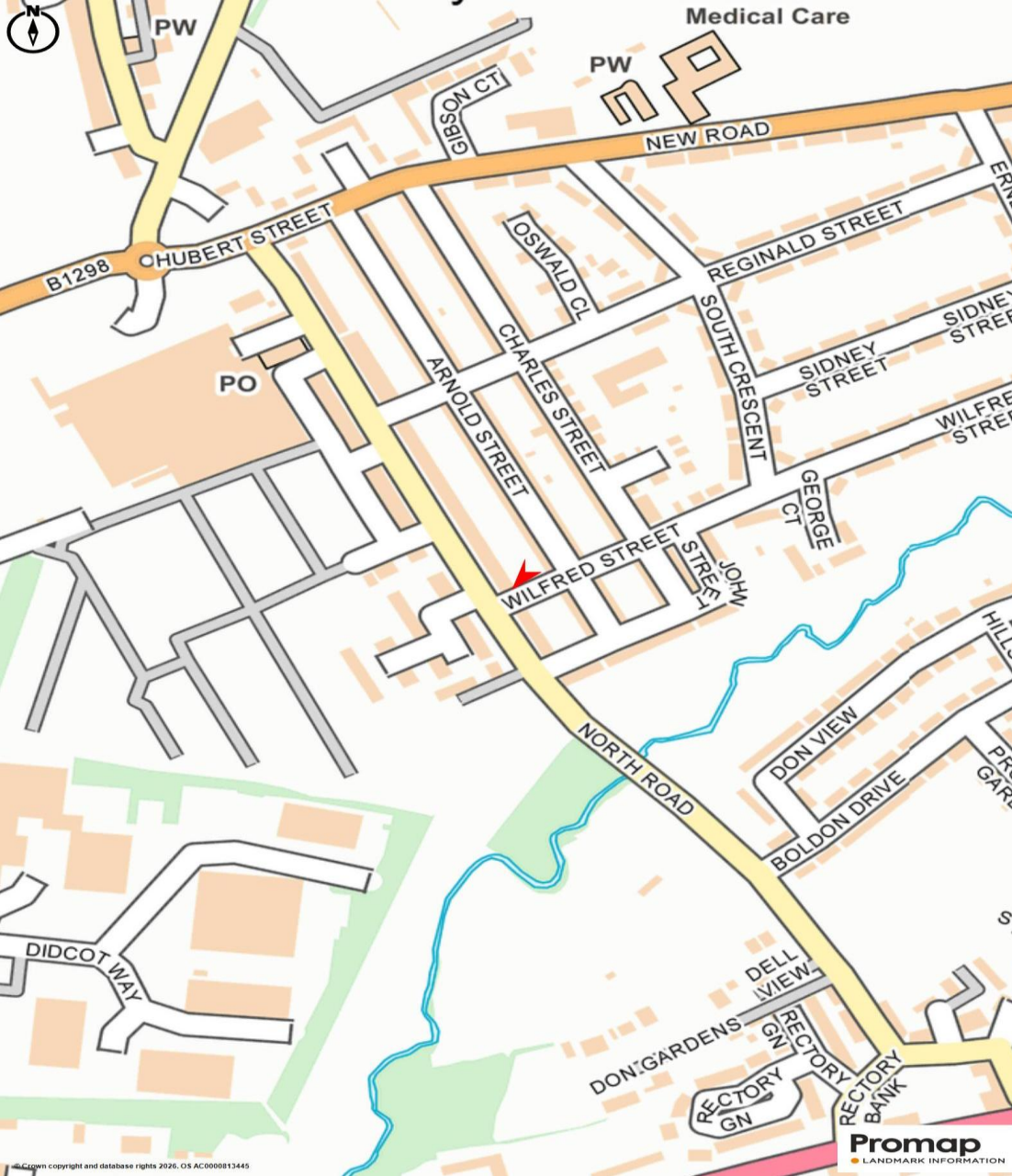
Ref I514 (Version 1)

Prepared 23rd July 2026

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