



- Prominent ground floor retail unit
- Net internal area 65.1 sq. m. (700.7 sq. ft.)
- Located in the heart of Throckley village centre
- Strong residential catchment and regular pedestrian footfall
- Potential for 100% Small Business Rates Relief
- Suitable for a variety of commercial uses (STP)

**Retail Unit, Senate House,
Hexham Road, Throckley,
Newcastle upon Tyne NE15 9BT**

**Price: £85,000
Tenure: 999 year lease**

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Location

The subject property comprises a ground floor retail unit prominently situated within Senate House, a well-established neighbourhood retail parade in the heart of Throckley, approximately 7 miles west of Newcastle upon Tyne city centre. The parade serves the surrounding residential population and benefits from regular footfall generated by a strong mix of occupiers and local amenities. Nearby occupiers include Co-op Funeralcare, Vantage Pharmacy, Thompson Opticians, Hair & Beauty Boutique and The Vault Studios, creating a complementary mix of retail, healthcare and service-based operators that attract a wide customer base throughout the day.

The property enjoys good accessibility from the A69 and the wider Newcastle road network, with ample residential catchment areas in the immediate vicinity. Throckley is an established suburban location with a strong local community, making the unit well suited to a variety of retail, professional services, healthcare or leisure uses, subject to any necessary consents. The unit occupies a prominent position within the parade and benefits from visibility to passing pedestrian traffic, together with convenient access to local parking and public transport links.

Description

The property comprises a ground floor mid-terrace retail unit extending to approximately 65.1 sq. m (700.7 sq. ft). Most recently occupied as a dog grooming salon, the premises offer flexible accommodation that would suit a variety of retail, professional service, health and beauty, office or leisure uses, subject to obtaining any necessary consents.

The accommodation is arranged to provide a predominantly open-plan sales and service area with an attractive fully glazed shop frontage, allowing excellent levels of natural light throughout the unit and providing strong visibility from Hexham Road.

Internally, the premises benefit from a suspended ceiling incorporating LED lighting, modern floor coverings and a practical open layout which can be easily adapted to suit an occupier's specific requirements.

To the rear, the unit benefits from ancillary storage accommodation and W/C facilities, providing a functional working environment for a range of business uses.

The property occupies a prominent position within the established Senate House retail parade and is considered suitable for owner-occupiers, investors or businesses seeking readily available commercial accommodation within the popular residential suburb of Throckley.

Floor Area

65.1 sq. m. (700.7 sq. ft.)

Tenure

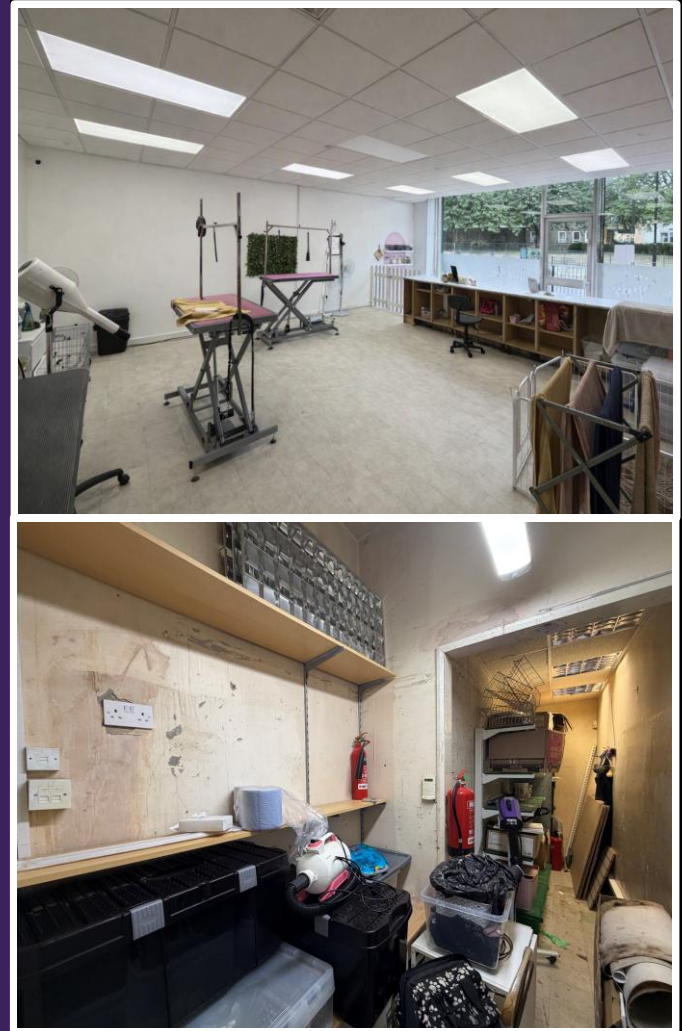
999 Year lease from 1st January 1991

Price

£85,000

Viewing Arrangements

Strictly by appointment through this office.



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Rateable Value

The 2026 Rating List entry is Rateable Value £3,850

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.

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 I518 (Version 1)

Prepared 29th July 2026



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OPTICIANS

Tidy Tails



Dog Grooming Salon

07711 165732

tidytailsnewcastle

Senate
House

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