

- Detached two storey commercial unit
- Net Internal area 81 sq. m. (871.8 sq. ft.)
- Former dog groomers but suitable for a variety of uses (stpp)
- Ample on-street parking available within the immediate vicinity
- Prominent position just off Front Street, Prudhoe's principal retail thoroughfare
- Potential for 100% small business rates relief for qualifying occupiers



Rear of 6 Front Street,
Prudhoe,
Northumberland, NE42 5HJ

Rent: £9,000 per annum

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Location

The property is located just off Front Street the main road running through the centre of Prudhoe with various other local independent retailers. The position provides good footfall and passing trade and free parking within the immediate vicinity also helps to achieve a good level of custom. Prudhoe is a small town in the south of Northumberland situated just south of the River Tyne and around 12.5 miles west of Newcastle upon Tyne and Gateshead centres.

Description

We are delighted to bring to the market this detached commercial property extending to approximately 81 sq. m. (871.8 sq. ft.) Net Internal Area over two floors.

The property was most recently occupied as a dog grooming salon and comprises a spacious open-plan ground floor trading area with ancillary accommodation, together with a converted first-floor loft area providing additional storage, staff facilities, a kitchenette and W/C. The accommodation benefits from excellent natural light and offers a flexible layout suitable for a variety of commercial, business or professional uses, subject to any necessary planning consents.

Its detached nature, attractive frontage and adaptable internal accommodation make it suitable for a range of potential uses including retail, office, beauty, veterinary-related, consultancy or other service-based enterprises, subject to the necessary approvals.

Parking

There is no designated parking allocated to the property; however, ample on-street parking is available within the immediate surrounding area.

Floor Area

Ground Floor: 54 sq. m. (581.2 sq. ft.)

First Floor: 27 sq. m. (290.6 sq. ft.)

Net Internal Area: 81 sq. m. (871.8 sq. ft.)

Rent

The annual rent is £9,000, payable monthly in advance at £750 per month.

Deposit

No deposit required

Tenure

Leasehold - The premises are available by way of a new lease, with terms to be agreed between the parties. The landlord will utilise a standard RICS lease, and there will be no charge to the incoming tenant for the preparation of the lease documentation.

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.





Viewing Arrangements

Strictly by appointment through this office.

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.
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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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