



## 221 High Street, Gateshead NE8 1AS

- Ground Floor Retail Unit
- Excellent Footfall
- Prime Town Centre Location
- Suitable for a Variety of Uses
- Floor Area 115 sq. m. (1,238 sq. ft.)
- Trinity Square Development Opposite
- New Lease Terms Available
- Well Presented Unit

**Rent: £17,500 per annum**

# COMMERCIAL

## Location

The retail unit is ideally located at the bottom of Gateshead High Street, directly opposite the Trinity Square development. This thriving area is home to a Vue cinema, Tesco Extra, Nando's, and student accommodation, ensuring high footfall and a vibrant mix of customers. The property benefits from excellent accessibility, with multiple parking and drop-off points nearby, making it convenient for customers arriving by car. This prime location offers a fantastic opportunity for any business looking to capitalize on the bustling activity and growing population in the area.

## Description

We are pleased to present this attractive ground floor retail unit, available to let, located within a prominent end-terrace. The property is well-maintained and was previously tenanted by Newcastle Building Society and more recently a furniture store. Offering a versatile space, the unit is suitable for a range of uses, subject to the appropriate planning consent. This represents an excellent opportunity for businesses seeking a well-positioned and well-presented retail location.

## Floor Area

Area	Sq. m.	Sq. ft.
Retail	100.68	1,083.71
Store	5.2	55.97
Kitchen	5.18	55.75
W.C	3.99	42.94
<b>Total</b>	<b>115.05</b>	<b>1,238.38</b>

## Tenure

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

## Rent

£17,500 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £ TBA

## Insurance

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

## Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

## EPC Rating

D

## Important 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. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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: I207 (Version 1)**

**Prepared: 27<sup>th</sup> March 2025**



**RICS**

The mark of  
property professionalism worldwide



# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



**RICS**

The mark of  
property professionalism worldwide