



## 57 High Street, Felling, Gateshead, Tyne & Wear NE10 9LT

- Substantial two-storey detached commercial unit with parking
- Net internal area 1,808 sq. m. (19,461 sq. ft.)
- Approximately 100 on-site car parking spaces available
- Large open-plan ground floor layout for flexible use
- Total site area extends to 1.253 acres (0.507 hectares)
- Suitable for various commercial uses, subject to planning
- Incentives and rent-free periods available, terms apply

**Rent: £69,950 per annum**

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## Location

The property is prominently situated on High Street in Felling, a well-established commercial area within the metropolitan borough of Gateshead, Tyne & Wear. Felling benefits from strong local amenities, with a mix of national retailers, independent businesses, and community services located along the High Street, providing steady footfall and excellent visibility for commercial occupiers.

The area is well connected, with Felling Metro Station within easy walking distance, offering direct links to Newcastle, Gateshead, and Sunderland. Numerous bus routes also serve the High Street, ensuring convenient public transport access for staff and customers. Road links are excellent, with the A184 close by, providing quick access to Gateshead town centre, Newcastle upon Tyne, and the wider regional road network, including the A1(M). The surrounding residential neighbourhoods contribute to a strong local customer base and workforce. The property's strategic location makes it highly suitable for a wide range of commercial uses, benefiting from both high visibility and strong transport connectivity.

## Description

We are pleased to bring to the market this substantial two-storey detached commercial unit, complemented by an extensive on-site car park providing accommodation for approximately 100 vehicles. The property offers generous and versatile accommodation, suitable for a wide range of commercial, retail, trade counter, leisure, or storage uses, subject to obtaining the appropriate planning consent.

The ground floor provides a large, predominantly open-plan layout, offering excellent flexibility for reconfiguration to suit an incoming occupier's operational requirements. The lower ground floor comprises ancillary accommodation including storage areas, loading bays, office space, and service facilities, benefiting from practical access for deliveries and goods handling.

The unit was formerly occupied by Kwik Save and, while it has recently benefited from the installation of a new roof, it remains in need of full refurbishment throughout. Incentive packages, including rent-free periods, may be available subject to lease terms and tenant covenant.

## Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor	1,300	13,993
Lower Ground Floor	508	5,468
<b>Net Internal</b>	<b>1,808</b>	<b>19,461</b>

## Parking

The site provides parking for approximately 100 vehicles, offering excellent accessibility for staff and customers.

## Site Area

Total site area extends to 1.253 acres (0.507 hectares).

## Tenure

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

## Rent

£69,950 per annum

## Rateable Value

The unit has been removed from the current rating list and is pending assessment by the Valuation Office.

## Costs

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

## Viewing

Strictly by appointment through this office.

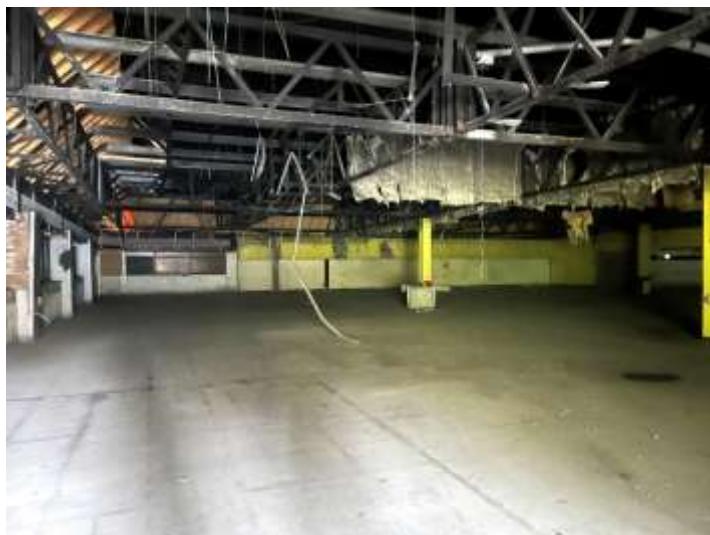
## Important Notice

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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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**Amended:** 23<sup>rd</sup> January 2026

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