



## **14 Brinkburn Avenue, Gateshead NE8 4JT**

- Ground floor retail unit
- Net internal area 75 m<sup>2</sup> (807 ft<sup>2</sup>)
- Spacious open-plan retail area plus kitchen, two W/Cs
- Recently fully refurbished with modern, clean interior
- New flexible lease terms available
- Eligible for small business rate relief or zero rates
- Excellent footfall from surrounding residential areas
- Suitable for retail, office, or service-based uses

**Rent £10,000 per annum**

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## Location

The property is located on Brinkburn Avenue in a well-established residential and mixed-use area of Gateshead (NE8). This convenient position offers strong local footfall from the surrounding neighbourhood, with a good blend of housing, independent retailers, and community amenities nearby. Brinkburn Avenue connects easily to Saltwell Road and Durham Road (A167), providing direct routes into Gateshead town centre and Newcastle upon Tyne.

The area benefits from excellent public transport links, with multiple bus services operating within a short walk, and Gateshead Interchange—offering Metro and additional bus connections—situated just a few minutes away. On-street parking is available in the immediate vicinity, making the location easily accessible for customers and visitors. Overall, the unit occupies a prominent and practical position ideal for a variety of small retail, service, or office uses.

## The Premises

This mid-terrace retail unit provides a total floor area of approximately 75 sq. m. (807.3 sq. ft.) and has recently undergone a comprehensive refurbishment. The accommodation comprises a spacious open-plan retail area, a kitchen, and two W/C facilities, offering a practical and versatile layout suitable for a range of business operations.

Refurbishment works include new spot lighting, full replastering, and general modernisation throughout, creating a clean and contemporary trading environment. The property benefits from secure electric roller shutters to the frontage, providing added security during closing hours.

Previously operated as a bookmakers, the premises would be well suited to a variety of retail, office, or service-based uses, subject to the appropriate planning/use class consents.

## Rent

£10,000 per annum (Paid monthly in advance £833.33)

## Costs

The ingoing tenant to pay the landlord legal fees.

## Viewing

Strictly by appointment through this office

## Rateable Value

The 2025 Rating List entry is Rateable Value £4,250

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.

## 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: I351 (Version 1)**

**Prepared 28<sup>th</sup> November 2025**

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