



29 Front Street, Whickham, Tyne & Wear NE16 4EA

- Ground floor open-plan retail unit
- Net internal area 424 sq. ft. (39.4 sq. m.)
- Prime Front Street village centre location
- Strong footfall and excellent visibility
- Close public and on-street parking
- Suitable for a variety of uses
- Potential 0% business rates (subject to eligibility)

Rent: £12,000 per annum

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Location

The property is prominently situated at 29 Front Street, Whickham, in the heart of this well-established and affluent village centre. Front Street is Whickham's principal retail and commercial thoroughfare, benefitting from strong footfall and excellent visibility.

The immediate area comprises a popular mix of independent retailers, cafés, restaurants, professional services, and local amenities, making it a vibrant and attractive trading location. The property also benefits from close proximity to public car parking and good on-street parking options.

Whickham lies approximately 5 miles south-west of Newcastle upon Tyne and enjoys excellent transport links, with easy access to the A1, A694, and surrounding areas including Gateshead, Low Fell, and Rowlands Gill. Regular bus services operate along Front Street, providing convenient connections to Newcastle, Gateshead, and the wider region.

Description

The property comprises a ground floor mid-terrace retail unit of traditional sandstone construction beneath a flat roof. Internally, the accommodation is arranged to provide a predominantly open-plan retail area to the front, with ancillary/storage space, kitchen facilities, and a WC located to the rear. The unit is well presented throughout and ready for occupation.

The premises were most recently occupied as a boutique/tattoo studio and would be suitable for a variety of alternative retail, service, or professional uses, subject to obtaining the necessary planning consents.

The total internal floor area extends to approximately 39.4 sq. m. (424 sq. ft.).

Area	sq. m.	sq. ft.
Retail	27.6	297.08
Kitchen	9.4	101.18
W/C	2.4	25.83
Total	39.4	424.09

Tenure

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

Rent

£12,000 per annum.

Fees

The in going is responsible for the costs relating to preparation of the lease.

Rateable Value

The 2025 Rating List entry is Rateable Value £10,250

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.

Viewing

Strictly by appointment through this office.

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.

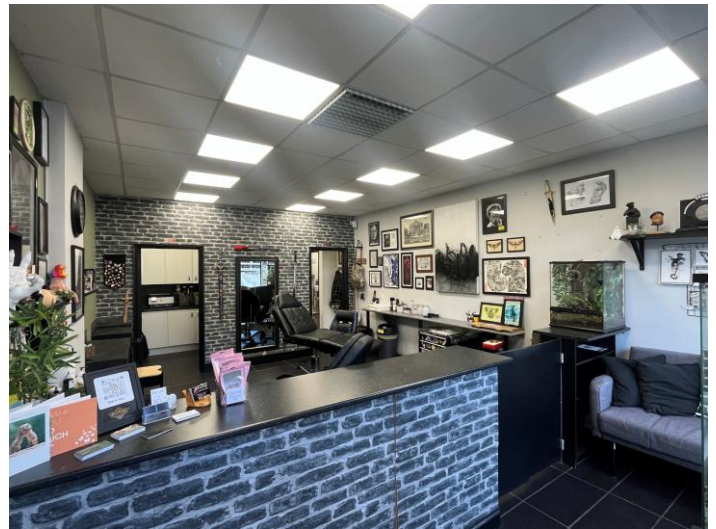
2. The photographs show only parts of the property as they appeared at the time taken.

3. Any areas, measurements and distances given are approximate only.

Ref I362 (Version 1)

Prepared 18th December 2025

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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.

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