

- Fitted Café Premises – Ready for Immediate Occupation
- Well-presented spacious unit 915 sq. ft. (85 sq. m.)
- Eligible for 100% Business rates relief
- Suitable for a variety of food and beverage uses
- Prominent end-terrace position with strong roadside visibility
- Rent £14,000 per annum



**1 Rokeby Street, Lemington,
Newcastle upon Tyne NE15 8RR**

Vacant Café
Tenure: Leasehold
Premium £10,000

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Location

The unit occupies a prominent and highly visible corner position at the junction of Tyne View and Rokeby Street in the established residential area of Lemington, approximately 4 miles west of Newcastle City Centre. Situated within a mixed-use neighbourhood comprising residential housing, local retail operators and community facilities, the location benefits from a strong local catchment and regular passing traffic.

The premises are located just north of Scotswood Road (A695), one of the area's principal arterial routes, providing excellent connectivity to Newcastle City Centre, the A1 motorway and the wider Tyne and Wear region. The surrounding area is densely populated, generating consistent footfall and offering a ready-made customer base for food and beverage operators.

The corner position provides excellent prominence, extensive frontage and strong visibility from multiple approaches, making the property particularly well suited to café and convenience-led uses. On-street parking is available in the immediate vicinity, with public transport links also nearby, ensuring easy access for both customers and staff.

Description

An excellent opportunity to acquire a well-presented café premises occupying a prominent corner position with extensive frontage and strong roadside visibility. Extending to approximately 915 sq. ft. (85 sq. m.), the property is offered in a fitted condition and is suitable for a wide range of food and beverage operators.

The accommodation comprises a bright and spacious customer seating area with large glazed windows providing excellent natural light, together with a service counter area, commercial kitchen, preparation room, wash-up facilities, storage space and ancillary accommodation. The layout has been designed to support efficient food preparation and customer service operations, making it ideal for café, coffee shop, bakery, dessert parlour or other food-led concepts (subject to any necessary consents).

The premises benefit from modern flooring, suspended ceilings, gas supply, extensive food preparation facilities and a range of retained fixtures, fittings and equipment, allowing an incoming occupier to commence trading with minimal additional capital expenditure. Located on a highly visible corner site within a densely populated residential area, the property benefits from strong passing traffic and a substantial local catchment population.

Floor Area

915 sq. ft. (85 sq. m.)

Premium

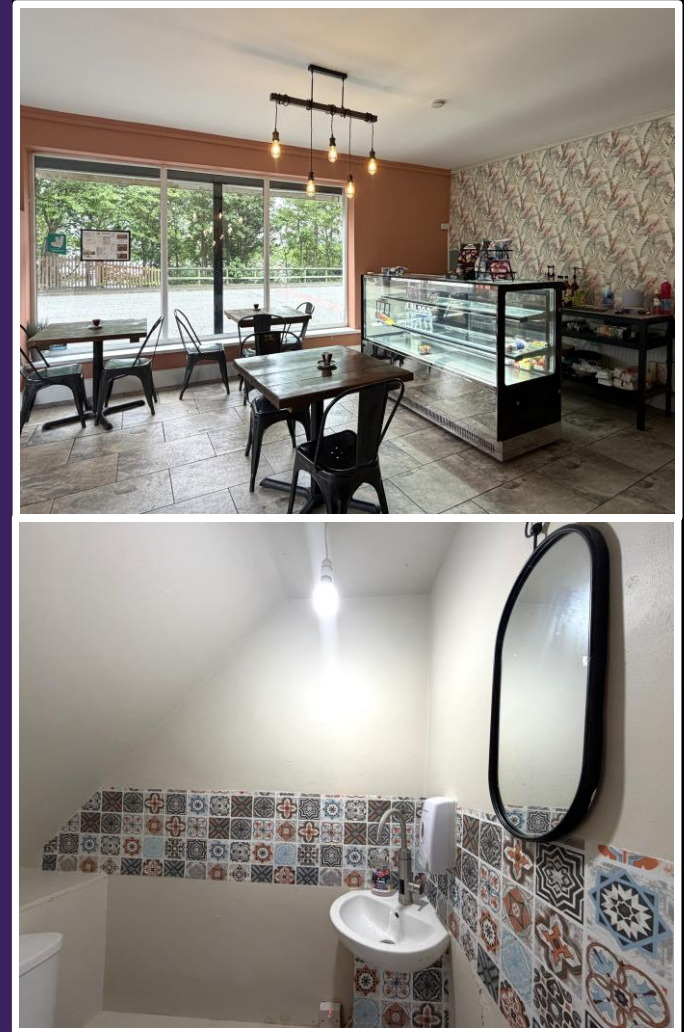
£10,000

Tenure

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

Rent

£14,000 per annum



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Fees

The ingoing tenant is to pay agents fees of £1,500 plus vat (£1,800 inc vat).

Viewing Arrangements

Strictly by appointment through this office.

Rateable Value (48 Station Road)

The 2026 Rating List entry is Rateable Value £2,950

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.

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

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