



## 33 High Street East, Wallsend NE28 8PF

- Retail Unit
- Former Bakery Business
- Excellent Footfall & Passing Trade
- Suitable for a Variety of Uses (stpp)
- Floor Area 115 sq. m. (1,238 sq. ft.)
- Main Road Location
- Some Fixtures Available Separately
- Nil Premium

**Rent: £14,000 per annum**

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## Location

The unit is located on High Street East, Wallsend. It is situated in the central business district of the town and is surrounded by retailers and professional service companies including banks, building societies and estate agents. Wallsend is a densely populated area on the north side of River Tyne and is approximately 4 miles east of Newcastle City Centre which is easily accessed via the A1058 Coast Road which also links Wallsend to Tynemouth at the coast approximately 5 miles east. Also within easy reach is the Tyne Tunnel and the A19 leading to the A1(M).

## Property Description

The unit is positioned on the ground floor of a two-storey parade of shops, offering excellent window frontage. With a floor area of approximately 115 sq. m. (1,238 sq. ft.), the space includes a customer seating area, a service area, a kitchen, a preparation area, a storage room, an office, and staff W/C facilities. The layout is designed to accommodate a variety of operational needs, providing both customer-facing and back-of-house areas for efficient service.

\*The previous tenant may sell some of their fixtures and equipment, if required, separately.

## Tenure

Leasehold – 5 Year lease from January 2024, a new lease may be available subject to terms and conditions.

## Costs

In-going Tenant to cover the Legal fee costs.

## Rent

£14,000 per annum

## Viewing

Strictly by appointment through this office.

## 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.

## 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.

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