



## 676 Durham Road, Gateshead, NE9 6JA

**£16,000 Per Annum**

Prime High Street Premises in the Heart of Low Fell – A Rare Opportunity with Private Parking

Positioned on one of the North East's most prominent and established retail thoroughfares, this versatile two-storey commercial unit offers an exceptional opportunity for a wide range of retail, office, beauty, medical or professional service occupiers. Located on Durham Road, the main route through Low Fell, the property benefits from outstanding visibility, high levels of passing traffic and a strong surrounding residential catchment.

Recently refurbished to a high standard and occupied as a successful beauty retreat, the premises provide attractive, ready-to-use accommodation arranged over two floors. The layout offers approximately 800 sq ft of flexible space, making it ideal for businesses seeking a prominent trading position with room to grow.

The ground floor provides a welcoming commercial space with excellent frontage potential, while the lower ground floor offers additional accommodation suitable for treatment rooms, offices, meeting space, storage or staff facilities. A kitchen and WC are also included, creating a practical and functional working environment.

### Rates

The premises are assessed as follows:

Rateable Value £5,200 (£6,500 from 2026)

Rates free incentives subject to status.

### Tenure

The premises will be offered on an FRI lease at a commencing rent of £16,000 per annum with full terms and conditions to be agreed.

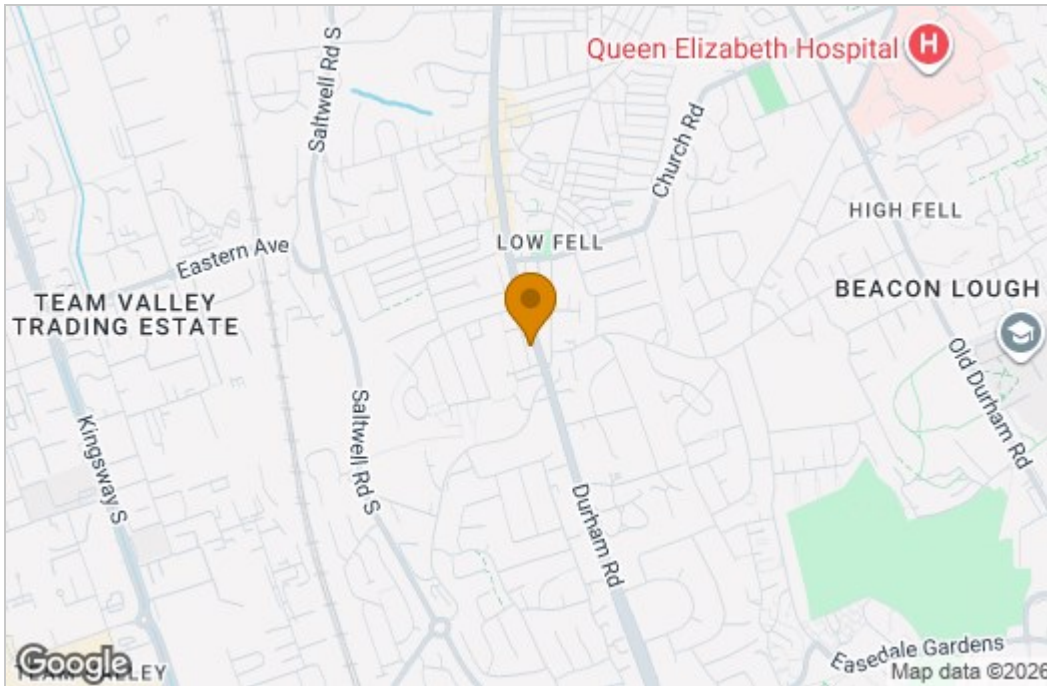
### EPC

Rating - C

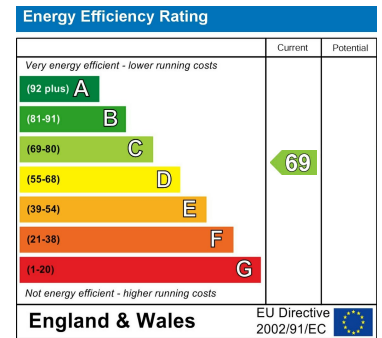
## Floor Plan



## Area Map



## Energy Efficiency Graph



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