



319-321 High Street, Gateshead NE8 1EQ

- Substantial double-fronted retail unit
- Net internal area circa 165 sq. m. (1,776 sq. ft.)
- Existing shelving and fixtures in situ
- Prominent High Street location in Gateshead town centre
- Suitable for a variety of uses (stpp)
- Qualifies for zero business rates

Rent: £15,000 per annum

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Location

Situated in a prominent position at 319-321 High Street, Gateshead, this former European food store benefits from excellent visibility along one of the town's main thoroughfares. The unit is surrounded by a mix of established retailers, local businesses, and residential areas, creating strong footfall throughout the day.

High Street is a well-connected and busy route, offering convenient access to Gateshead town centre and excellent transport links, including nearby bus routes and Metro stations. The location is easily accessible for both pedestrians and drivers, with public parking available in the vicinity.

Description

A substantial ground floor retail premises occupying a prominent High Street position, formed by the amalgamation of two adjoining shop units to create a single, spacious retail offering.

The property benefits from a wide double frontage, providing excellent visibility and strong presence onto a busy commercial thoroughfare. Internally, the accommodation is predominantly open plan, offering a flexible layout suitable for a variety of retail, leisure, or service-based uses (subject to any necessary consents).

The unit is fitted with extensive perimeter shelving, a large sales area, and a former deli/serve-over counter space, along with refrigeration units (untested). To the rear, there is additional storage space and WC facilities.

Previously operated as a European food store, the premises would lend itself well to continued retail use, convenience store, discount retailer, specialist foods, or alternative uses such as a showroom, gym, or other commercial ventures.

Floor Area

The floor area is circa 165 sq. m. (1,776 sq. ft.)

Tenure

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

Rent

£15,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £6,800

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.

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

Important Notice

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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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