



## 413 Stamfordham Road, Westerhope, Newcastle upon Tyne NE5 5HA

- Two storey retail unit / office
- Net internal area approximately 44.6 sq. m. (480 sq. ft.)
- Prominent location on Stamfordham Road
- Suitable for a variety of uses stpp
- On-site parking
- High levels of footfall and passing traffic
- Eligible for nil business rates (subject to qualification)

**Rent: £14,400 per annum**

# COMMERCIAL

## Location

The property is prominently located on Stamfordham Road in the established suburb of Westerhope, approximately 4 miles west of Newcastle city centre. Stamfordham Road is a busy arterial route linking the A1 with surrounding residential areas and benefits from strong levels of daily passing traffic.

The unit is positioned within a local retail parade serving a densely populated residential catchment close to PureGym. Surrounding occupiers comprise a mix of convenience retail, food operators and local service providers. In addition, the property is well placed to benefit from circa 5000 recently constructed new homes in the nearby Callerton area, located just a few minutes' drive away, further enhancing the local customer base and long-term trading potential. The area is well served by public transport, with frequent bus services along Stamfordham Road, and offers good road connectivity and nearby parking.

## Description

The property comprises a mid-terraced, two-storey building of traditional construction beneath a pitched slate roof.

The accommodation extends to approximately 44.6 sq. m. (480 sq. ft.) Net Internal Area and was most recently occupied by an e-cigarette retailer. The premises would be suitable for a variety of uses, subject to the requisite planning consents. Shared parking is available to the front of the property.

Area	sq. m.	sq. ft.
<b>Ground floor</b>		
Retail	18.0	193.75
Kitchen/W.C	9.0	96.87
<b>First floor</b>		
Office/W.C	17.64	189.87
<b>Net Internal</b>	<b>44.64</b>	<b>480.5</b>

## Rent

£14,400 per annum

## Deposit

£3,600 (3 month's rent)

## 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.

## Tenure

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

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £4,300

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.

**Ref: I404 (Version 1)**

**Amended: 03/06/2026**

# COMMERCIAL



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.

R573



**RICS**

The mark of  
property professionalism worldwide