

Retail | Office | Industrial | Land



33 Station Road, Wallsend, North Tyneside NE28 6SZ

- Double-fronted retail unit with extensive return frontage
- Net internal area 84.53 sq. m. (910 sq. ft.)
- Eligible for Small Business Rates Relief (zero rates payable)
- Prominent corner position on Station Road, Wallsend
- Suitable for various uses, subject to consent
- Previously occupied by a Tattoo business
- Close to Wallsend Metro Station

Rent: £11,375 per annum

COMMERCIAL

Location

The unit occupies a prominent corner of Station Road in Wallsend, situated at the junction of Station Road and Frank Street. This double-fronted retail unit benefits from excellent visibility and strong frontage onto a well-established commercial thoroughfare. Station Road serves as one of the principal retail and service pitches within Wallsend, supporting a diverse mix of independent retailers, convenience stores, and local amenities, generating consistent pedestrian and vehicular traffic throughout the day. The property's corner aspect enhances prominence and branding opportunities, making it particularly suitable for occupiers seeking high exposure.

The location is well connected, with Tyne and Wear Metro services available at nearby Wallsend Metro Station, providing direct links to Newcastle upon Tyne city centre and the wider region. In addition, the surrounding area is predominantly residential, ensuring a strong local customer base. Overall, the property offers a highly visible trading position within a busy neighbourhood centre, benefiting from both passing trade and an established local catchment.

Description

The property comprises a prominent single-storey retail unit occupying a highly visible corner position. The unit benefits from an extensive return frontage, providing excellent natural light and strong branding opportunities to both Station Road and Frank Street.

Internally, the accommodation is arranged to provide a well-configured and versatile retail space extending to 71.95 sq. m. (774 sq. ft.). The main sales area is predominantly open plan but currently fitted with partitioned sections, allowing for a variety of uses including retail, beauty, studio or office-style occupation.

The specification includes suspended ceilings with integrated lighting, laminate flooring, and a mix of contemporary and character finishes, including exposed brickwork. To the rear, the property benefits from a dedicated kitchen area of 11.18 sq. m. (120 sq. ft.), together with W/C facilities. In total, the unit extends to approximately 84.53 sq. m. (910 sq. ft.).

Previously occupied by a tattoo studio, the premises are considered suitable for a range of alternative uses, subject to the necessary planning/use class consents.

Floor Area

Area	sq. m.	sq. ft.
Retail Area	71.95	774.46
Kitchen	11.18	120.34
W/C	1.40	15.06
Total	84.53	909.87

Viewing

Strictly by appointment through this office.

Rent

£11,375 per annum (Paid quarterly in advance £2,843.75)

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.

Rateable Value

The 2026 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

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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.

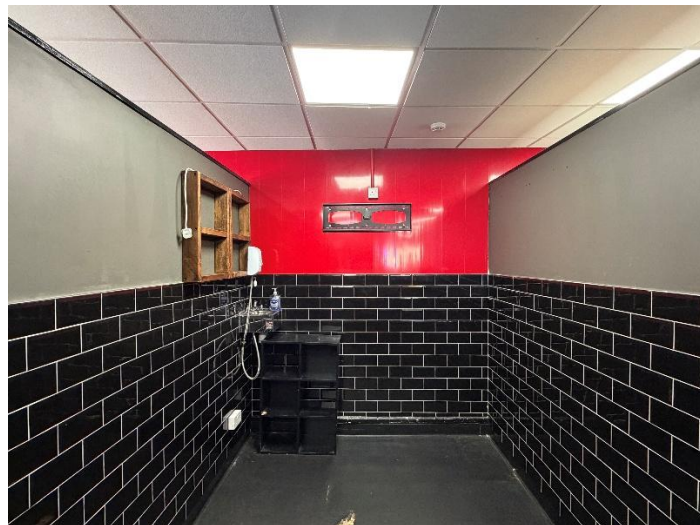
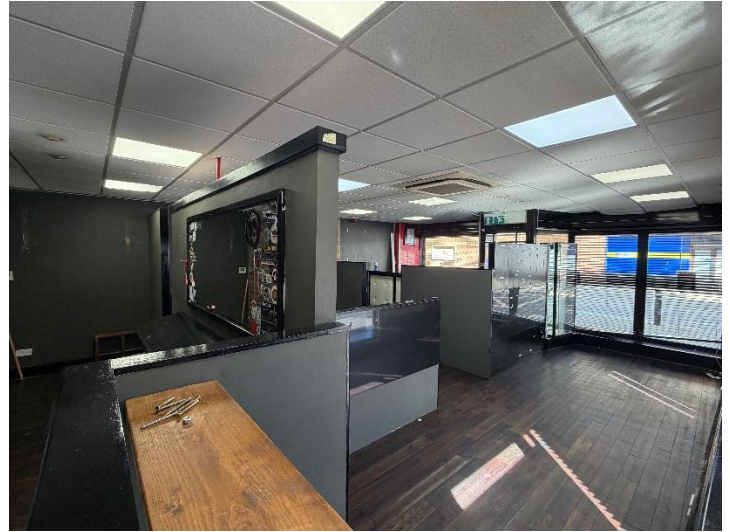
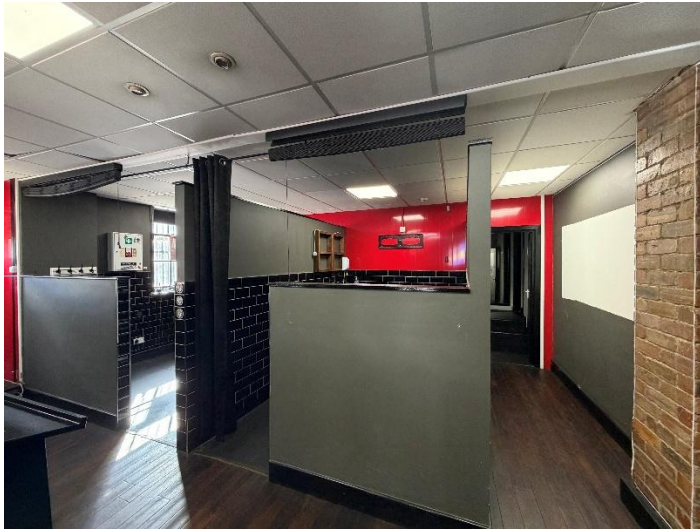
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