

- Substantial two storey retail and office premises
- Two separate garages/workshops
- Large rear yard/parking area
- Net internal area 244.9 sq. m. (2,636 sq. ft.)
- Suitable for a variety of uses STPP
- Prominent high street location
- 100% Small business rates relief subject to eligibility



**6 Victoria Road, Concord,
Washington NE37 2SY**

Rent £17,500 per annum

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Location

The subject property occupies a prominent position on Victoria Road within the established Concord district of Washington, a busy and well-connected commercial location benefiting from regular passing traffic and good levels of footfall. The surrounding area comprises a mix of local retailers, professional services, residential housing and community amenities, creating a strong trading environment for a variety of occupiers.

Concord is one of Washington's principal retail and business areas and benefits from excellent road connections via the nearby A1231 Sunderland Highway, providing direct access to the A1(M), Newcastle upon Tyne, Sunderland and Durham. The property is also conveniently located for Washington Galleries Shopping Centre and the wider Washington commercial and residential catchment area. The premises would be suitable for a range of office, retail or trade counter style uses, with the added benefit of a garage/storage facility providing additional flexibility for occupiers.

Description

A rare opportunity to lease this substantial semi-detached two storey commercial property extending to approximately 1,591 sq. ft. together with generous on-site parking and two separate single storey garages to the rear extending to approximately 1,044 sq. ft.

The property was formerly occupied by a solicitors practice and offers well-presented accommodation over two floors, making it suitable for a variety of commercial uses including offices, professional services, medical/consulting rooms, training centre, showroom, studio or alternative uses subject to any necessary consents.

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The ground floor extends to approximately 782 sq. ft. and briefly comprises a spacious open plan reception/office area, additional private office, store room, kitchen facilities and WC. The first floor extends to approximately 809 sq. ft. and provides a central landing area, four individual offices together with a WC and shower room facilities. Externally, the property benefits from a large secure rear yard providing valuable off-street parking and loading facilities, together with two separate single storey garages/workshop units fitted with electric roller shutter access doors.

The property benefits from suspended ceilings with LED lighting, gas central heating, carpeting throughout the office accommodation and excellent natural light. This versatile premises would suit both owner occupiers and tenants seeking a prominently positioned commercial property with extensive parking and storage/workshop accommodation rarely available within this location.

Area	Sq. m.	Sq. ft.
Ground Floor Retail/Office	72.73	782.85
First Floor Retail/Office	75.17	809.12
Garages	97.02	1,044.31
Net Internal	244.92	2,636.28

Tenure

Leasehold - A new (FRI) full repairing and insuring lease is available, with a rent review at year 2, terms and conditions to be agreed.

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Viewing Arrangements

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £9,000

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.

Information 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.

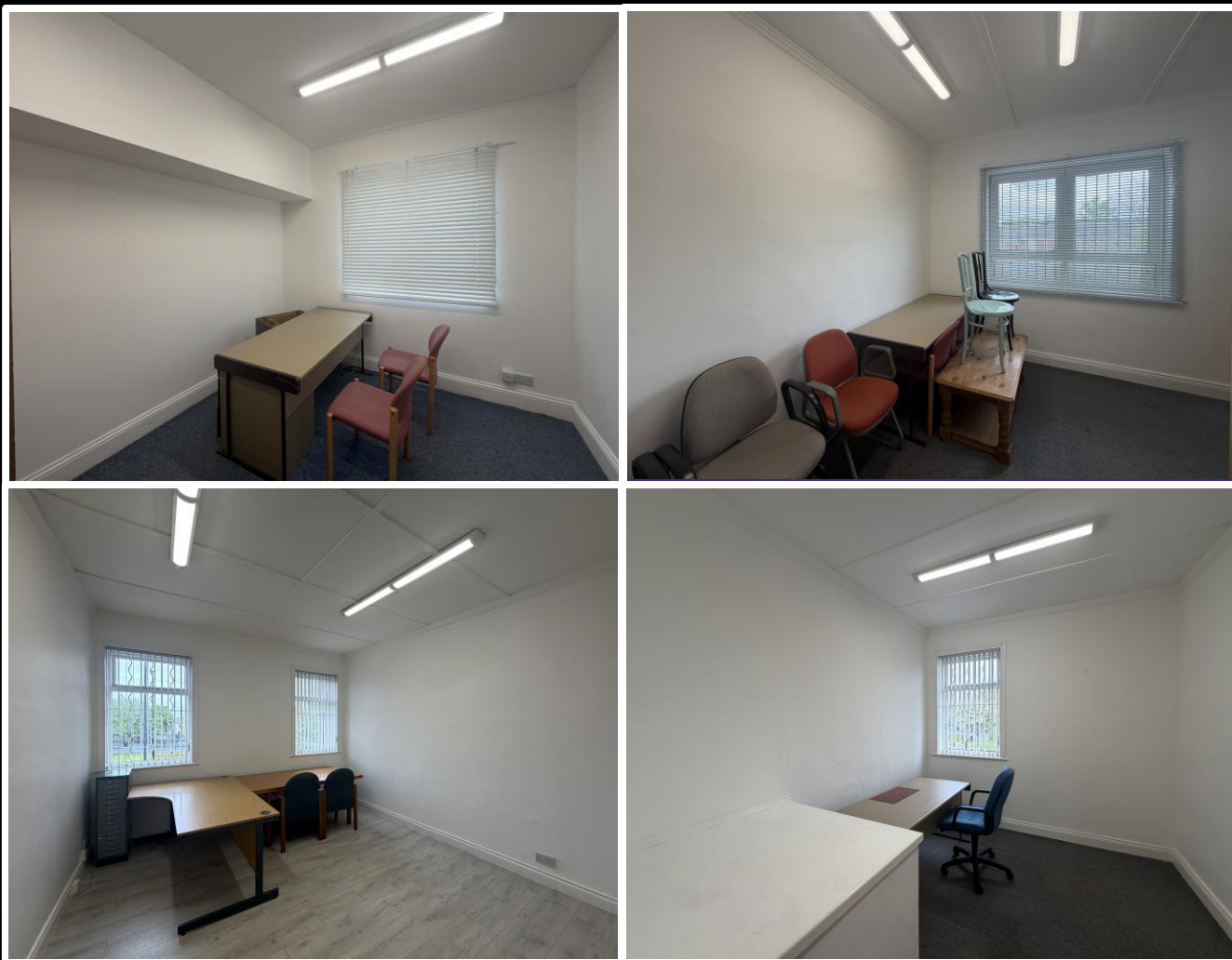
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Prepared 11th May 2026

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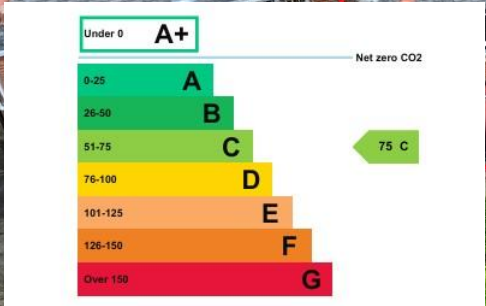
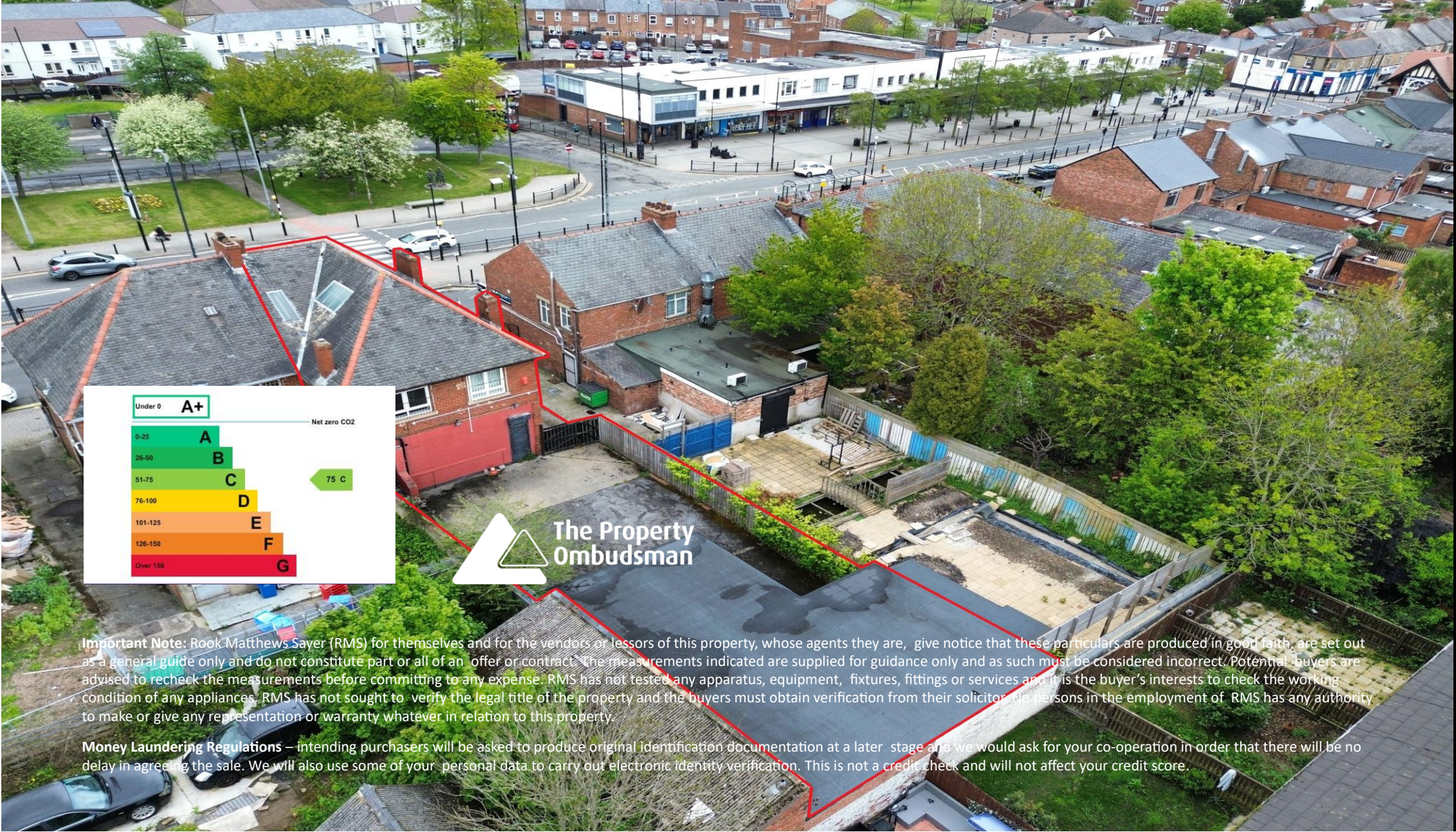
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 The Property Ombudsman

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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