



- Ground floor retail unit
- Net Internal area 84 sq. m. (904 sq. ft.)
- Open-plan accommodation with ancillary space
- Prominent High Street retail position
- Suitable for a variety of uses (STPP)
- Electric roller shutters front and rear
- Not suitable for vape shops, mobile repairs, or convenience stores
- 100% small business rates relief (subject to occupier status)



54 High Street East,
Wallsend,
North Tyneside NE28 8PQ

Rent: £9,000 per annum

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Location

The unit is located on High Street East, Wallsend. It is situated in the central business district of the town and is surrounded by retailers and professional service companies including banks, building societies and estate agents.

Wallsend is a densely populated area on the north side of River Tyne and is approximately 4 miles east of Newcastle City Centre which is easily accessed via the A1058 Coast Road which also links Wallsend to Tynemouth at the coast approximately 5 miles east. Also within easy reach is the Tyne Tunnel and the A19 leading to the A1(M).

Description

The property comprises a ground floor mid-terraced retail unit extending to approximately 84 sq. m. (904 sq. ft.), occupying a prominent position on High Street East, Wallsend. The accommodation provides a spacious open-plan retail sales area to the front together with three ancillary storage rooms and W.C. facilities to the rear, offering flexible space suitable for a range of occupiers.

The premises have been occupied as a well-established hardware store for many years and benefit from an Ariston air source heat pump heating system, providing an energy-efficient source of heating via three radiators. Additional features include electric roller shutters to both the front and rear elevations, enhancing security and ease of operation.

The property would be suitable for a variety of retail, office, trade counter, leisure or other commercial uses, subject to the appropriate consents where required. Its adaptable layout and prominent town centre location make it an excellent opportunity for businesses seeking affordable and well-positioned commercial premises within Wallsend.

User Restrictions

Please note that the premises will not be suitable for use as a vape shop, mobile phone repair business, newsagent or convenience store, and applications for these uses will not be considered.

Floor Area

84 sq. m. (904 sq. ft.)

Rent

£9,000 per annum (Paid quarterly in advance).

Deposit

£1,000

Lease Terms

Leasehold - The property is available by way of a new effective Full Repairing and Insuring (FRI) lease, on terms to be agreed. The incoming tenant will be responsible for the landlord's reasonable legal costs associated with the preparation and completion of the lease, which are fixed at £1,200.

Insurance

The landlord will be responsible for arranging and maintaining comprehensive buildings insurance for the property and will recover the tenant's proportion of the insurance premium as required under the terms of the lease. The tenant will be responsible for arranging and maintaining adequate contents insurance and business insurance cover in respect of their occupation and use of the premises.

Viewing Arrangements

Strictly by appointment through this office.





Rateable Value

The 2026 Rating List entry is Rateable Value £6,000

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.

EPC Rating

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Information 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 I543 (Version 1)

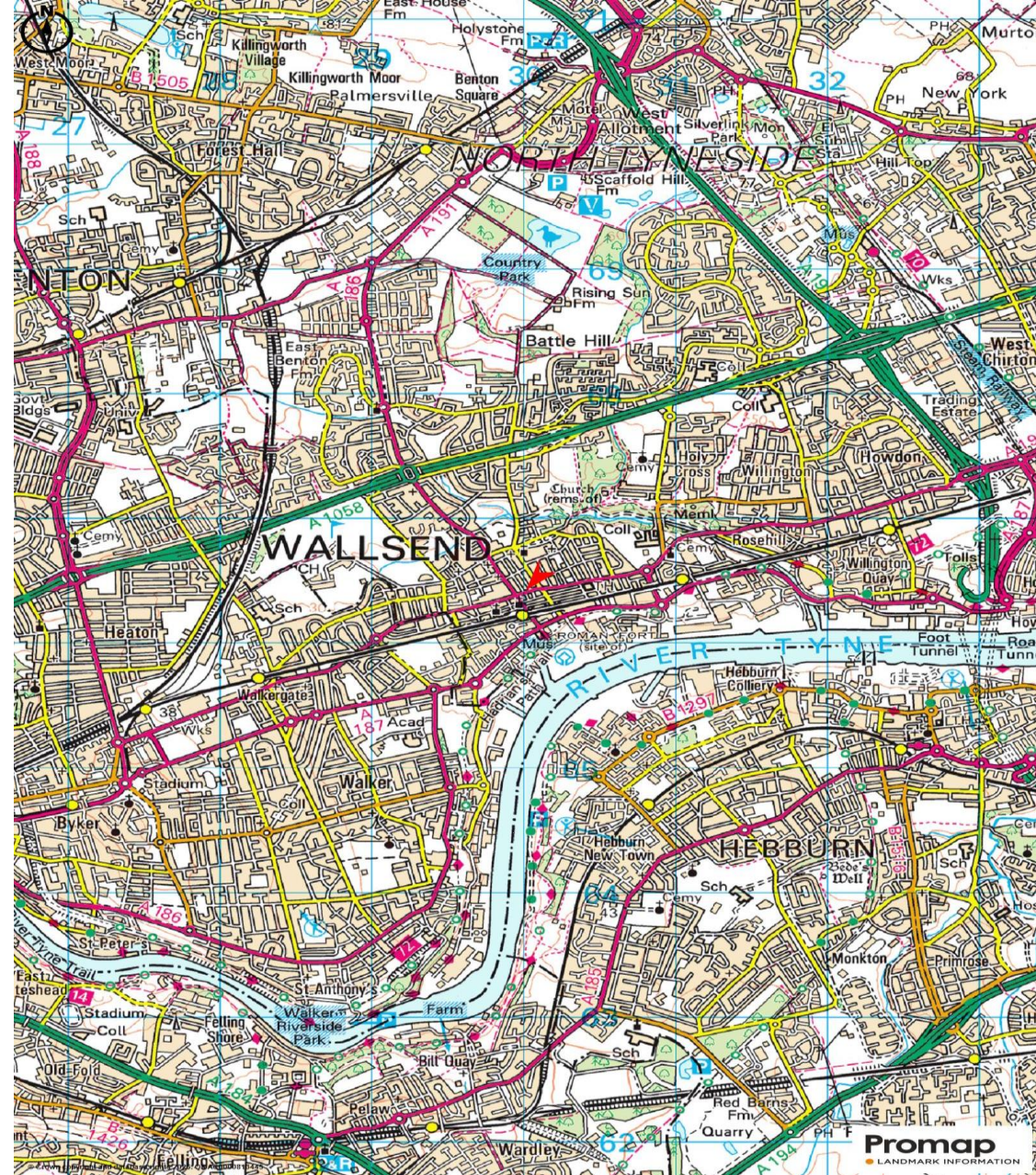
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