



- Ground floor retail unit
- Net Internal area 115 sq. m. (1,238 sq. ft.)
- Open-plan accommodation with ancillary space
- Prominent High Street retail position
- Suitable for a variety of uses (STPP)
- 100% small business rates relief (subject to occupier status)

**33 High Street East,
Wallsend,
North Tyneside NE28 8PF**

Rent: £12,000 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 refurbished ground floor retail unit occupying a prominent position on High Street East, Wallsend. Benefitting from an extensive glazed frontage, the premises provide excellent visibility and a strong presence within this established retail location.

Extending to approximately 115 sq. m (1,238 sq. ft), the accommodation is arranged to provide a spacious open-plan retail area with excellent natural light, complemented by suspended ceilings incorporating modern LED lighting. The flexible layout is capable of accommodating a wide range of retail, office, leisure, or service-based uses, subject to any necessary consents.

In addition to the main sales area, the property benefits from ancillary accommodation including office space, storage areas, kitchen facilities and WC amenities, providing a practical balance of customer-facing and operational space.

The premises have been recently refurbished and are presented to a good standard throughout, offering incoming occupiers an attractive opportunity to create a bespoke fit-out tailored to their individual business requirements. The large display frontage and prominent position combine to make this an excellent opportunity for businesses seeking a highly visible trading location within Wallsend town centre.

Floor Area

115 sq. m. (1,238 sq. ft.)

Rent

£12,000 per annum (Paid weekly in advance).

Deposit

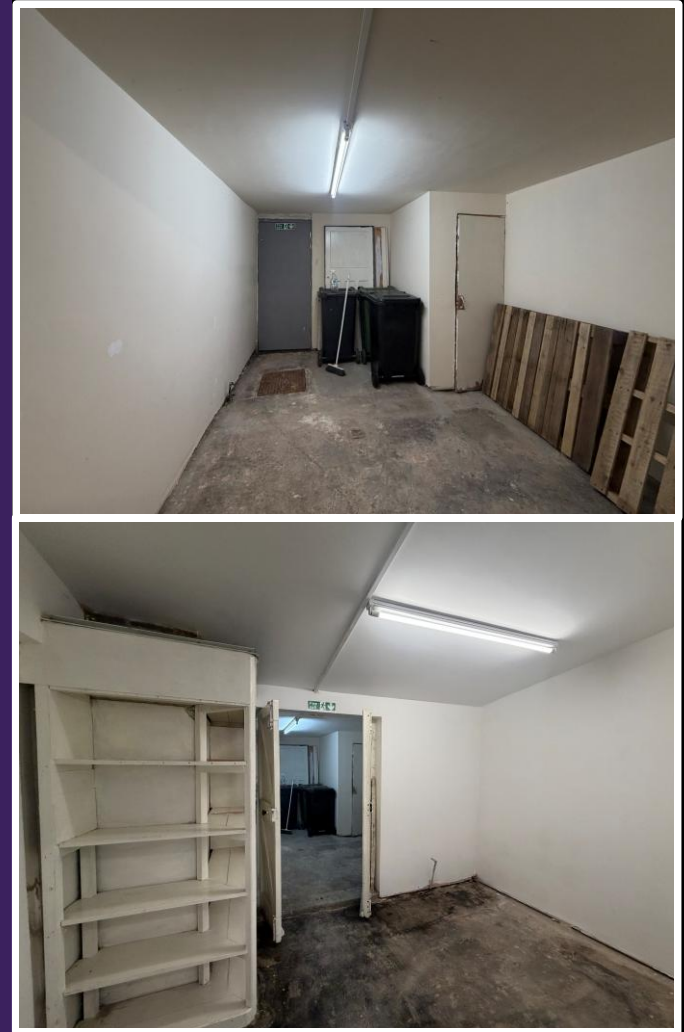
Deposit required, subject to contract.

Lease Terms

Leasehold – The property is available by way of a new effective Full Repairing and Insuring (FRI) lease on terms to be agreed.

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.



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

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Rateable Value

The 2026 Rating List entry is Rateable Value £11,500

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.

Viewing Arrangements

Strictly by appointment through this office.

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.

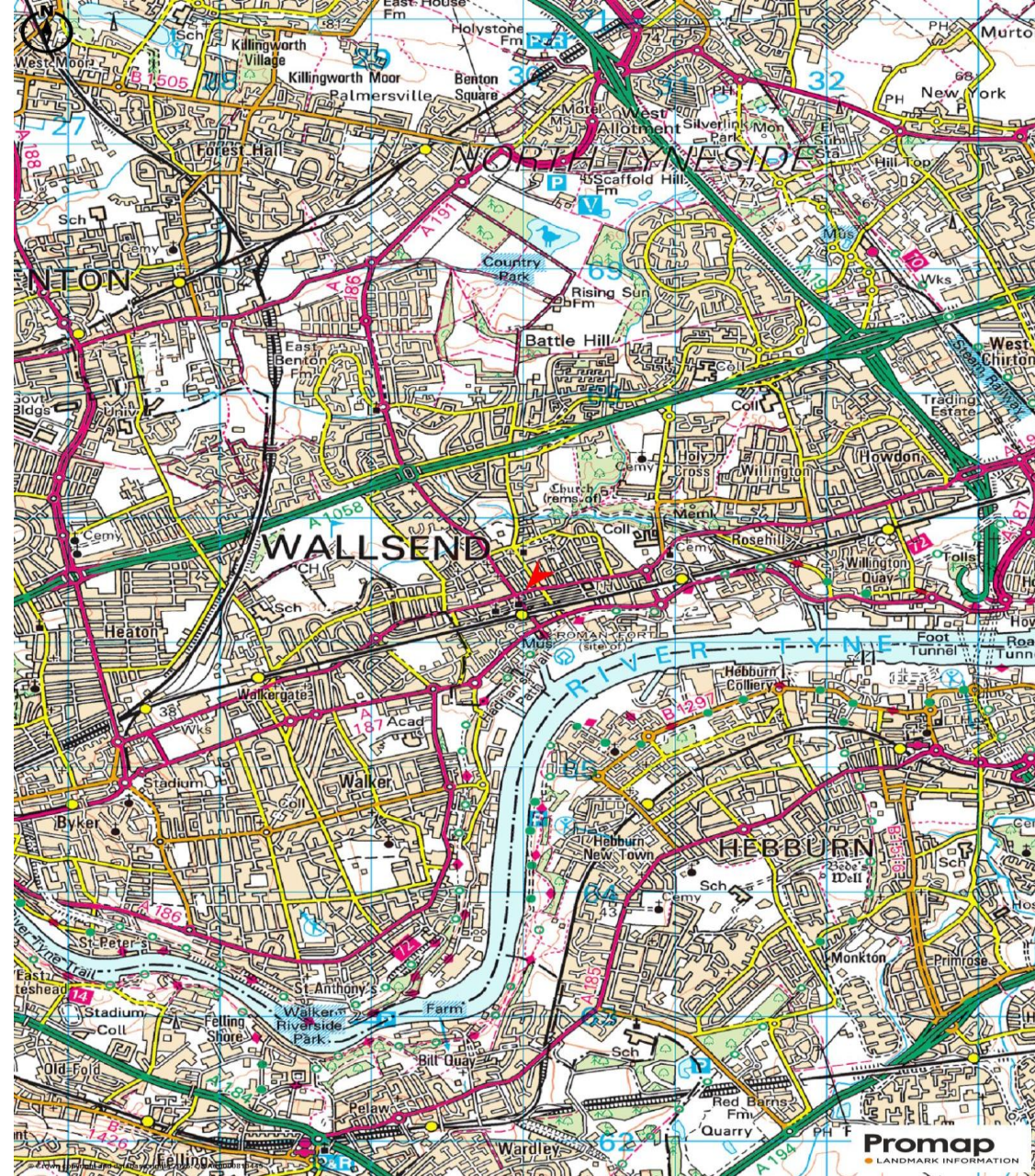
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