



57A Back, Sanderson Road, Jesmond, Newcastle upon Tyne NE2 2DR

- Two interconnected garage units
- Net internal area 1,016 sq. ft. (94.5 sq. m.)
- Prime Jesmond location close to local amenities
- Suitable for various uses (subject to planning)
- Alarm system for added security & Telephone entry system
- Bright space with lighting and roof windows
- Eligible for nil business rates (subject to qualification)

Rent: £12,000 per annum

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Location

The garage unit is located to the rear of Sanderson Road in the highly sought-after area of Jesmond, one of Newcastle upon Tyne's most desirable and well-connected neighbourhoods. Positioned within a quiet back lane, the property offers convenient and discreet access while remaining close to a range of local amenities. Sanderson Road sits just a short distance from the vibrant Osborne Road, known for its popular restaurants, bars, and cafes, as well as everyday conveniences.

The location benefits from excellent transport links, with nearby access to main routes into Newcastle city centre and surrounding areas. Public transport is also easily accessible, including Jesmond Metro station, providing quick connections across the region. Surrounded by established residential properties, this garage unit is ideally suited for secure storage, parking, or small-scale business use (STP) in a prime urban location.

Description

A substantial and versatile double garage/workshop located to the rear of Sanderson Road in Jesmond, extending to approximately 94.48 sq. m. (1,016 sq. ft.). The property comprises two interconnecting garage areas, offering flexible open-plan accommodation suitable for a range of storage or light industrial uses (subject to the necessary consents). Garage 1 extends to approximately 46.38 sq. m. (499 sq. ft.) and includes a W/C and compact kitchenette, while Garage 2 provides a further 31.04 sq. m. (334 sq. ft.). There is also a useful mezzanine storage area of 15.1 sq. m. (162 sq. ft.).

Access is provided via two separate entrances, including a roller shutter door and an electric roller shutter door, alongside a pedestrian access door. Internally, the space benefits from good natural light via Velux-style roof windows, as well as strip lighting throughout. Additional features include a telephone entry system, alarm and radiators. Overall, it's a functional unit that could suit a variety of uses such as storage, workshop, or studio space, subject to planning.

Area	sq. m.	sq. ft.
Garage 1	46.38	499.23
W/C	1.24	13.34
Kitchen	0.72	7.75
Garage 2	31.04	334.11
Mezzanine (store)	15.1	162.53
Net Internal	94.48	1,016

Rent

£12,000 per annum

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.

Costs

The ingoing tenant is responsible for any costs relating to preparation of the lease.

Tenure

Leasehold – A new 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 £5,600

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.

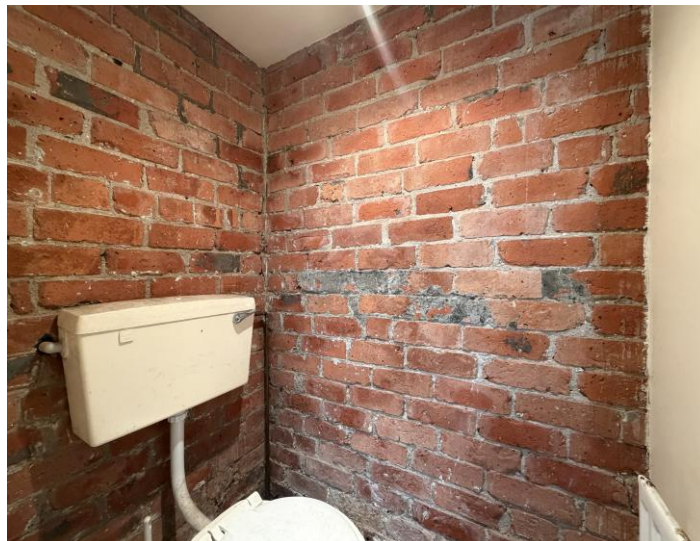
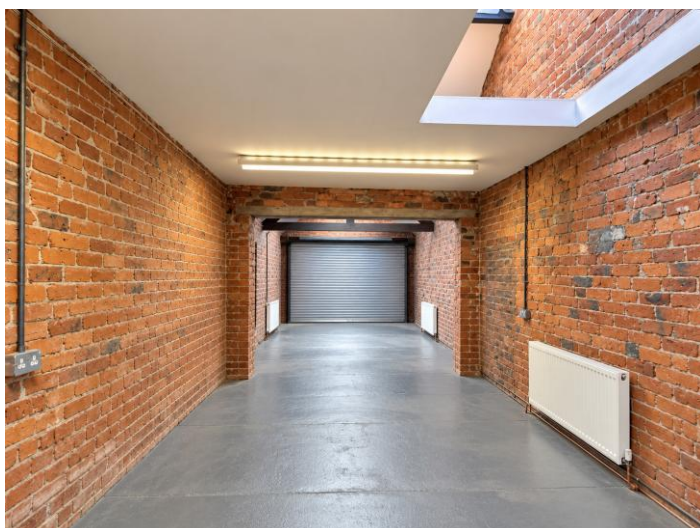
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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref: I429 (Version 1)

Prepared: 01/10/2026

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