- Former Chinese takeaway with self-contained four-bedroom flat
- Total floor area of approximately 213 sq. m. (2,295 sq. ft.)
- Substantial freehold three storey end terrace property
- Suitable for a variety of alternative uses (STP)
- Established location within a densely populated residential area
- Qualifies for small business rates relief
- New flexible lease terms available.

**216-218-220 Saltwell Road,**
**Gateshead,**
**Tyne & Wear NE8 4TP**

**Rent: £17,500 per annum**

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**Location**
216-218-220 Saltwell Road occupies a prominent position on one of Gateshead's main arterial routes, approximately 1 mile south of Gateshead Town Centre and within easy reach of Newcastle City Centre. The property benefits from a densely populated residential catchment area and high volumes of passing vehicular traffic, making it well suited to both residential and commercial occupiers.

The surrounding area comprises a mix of established housing, local retailers, convenience stores, food and beverage operators, and community facilities, creating a vibrant neighbourhood trading environment. Excellent public transport links are available nearby, with regular bus services connecting Gateshead, Newcastle, and the wider Tyne and Wear region. The property also enjoys convenient access to the A184, A1(M), and the regional motorway network.

**Description**
An excellent opportunity to rent a substantial mixed-use property ideal for a variety of cuisines, prominently positioned on the busy Saltwell Road in Gateshead.

The property comprises a former Chinese takeaway arranged over the ground and lower ground floors together with a self-contained four-bedroom maisonette occupying the first and second floors. The residential accommodation benefits from its own separate entrance directly from Saltwell Road, providing complete independence from the commercial premises below.

The takeaway accommodation extends to approximately 117.38 sq. m. (1,263.46 sq. ft.) and comprises a customer service/sales area to the front, leading to a large open-plan kitchen/preparation area. Stairs provide access to the lower ground floor which incorporates two useful storerooms together with W/C facilities.

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The spacious maisonette extends to approximately 95.83 sq. m. (1,031.5 sq. ft.) and provides well-proportioned accommodation over two floors. The first floor comprises a living room, kitchen, bathroom and two bedrooms, whilst the second floor provides two further bedrooms together with a shower room/W.C.

Occupying a prominent corner position, the property offers significant potential for a variety of uses. The commercial element may suit continued takeaway use, alternative retail or commercial uses (subject to any necessary consents), while the residential accommodation provides owner-occupation potential.

Overall, the property provides a rare opportunity to rent a substantial mixed-use building extending to approximately 213.21 sq. m. (2,294.96 sq. ft.) in a well-established and densely populated location.

| **Area** | **Description** | **Sq. m.** | **Sq. ft.** |
|---|---|---|---|
| Ground Floor | Takeaway | 117.38 | 1,263.46 |
| First/Second Floor | Four-Bedroom Maisonette | 95.83 | 1,031.5 |
| **Total** | | **213.21** | **2,294.96** |

**Rent**
£17,500 per annum

**Tenure**
Leasehold – A new lease is available, terms and conditions to be agreed.

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**Rateable Value (218-220 Saltwell Road)**
The 2026 Rating List entry is Rateable Value £11,000

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.

**Council Tax Band (216 Saltwell Road)**
A

**Viewing Arrangements**
Strictly by appointment through this office.

**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.
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2. The photographs show only parts of the property as they appeared at the time taken.
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**Prepared 19th October 2026**

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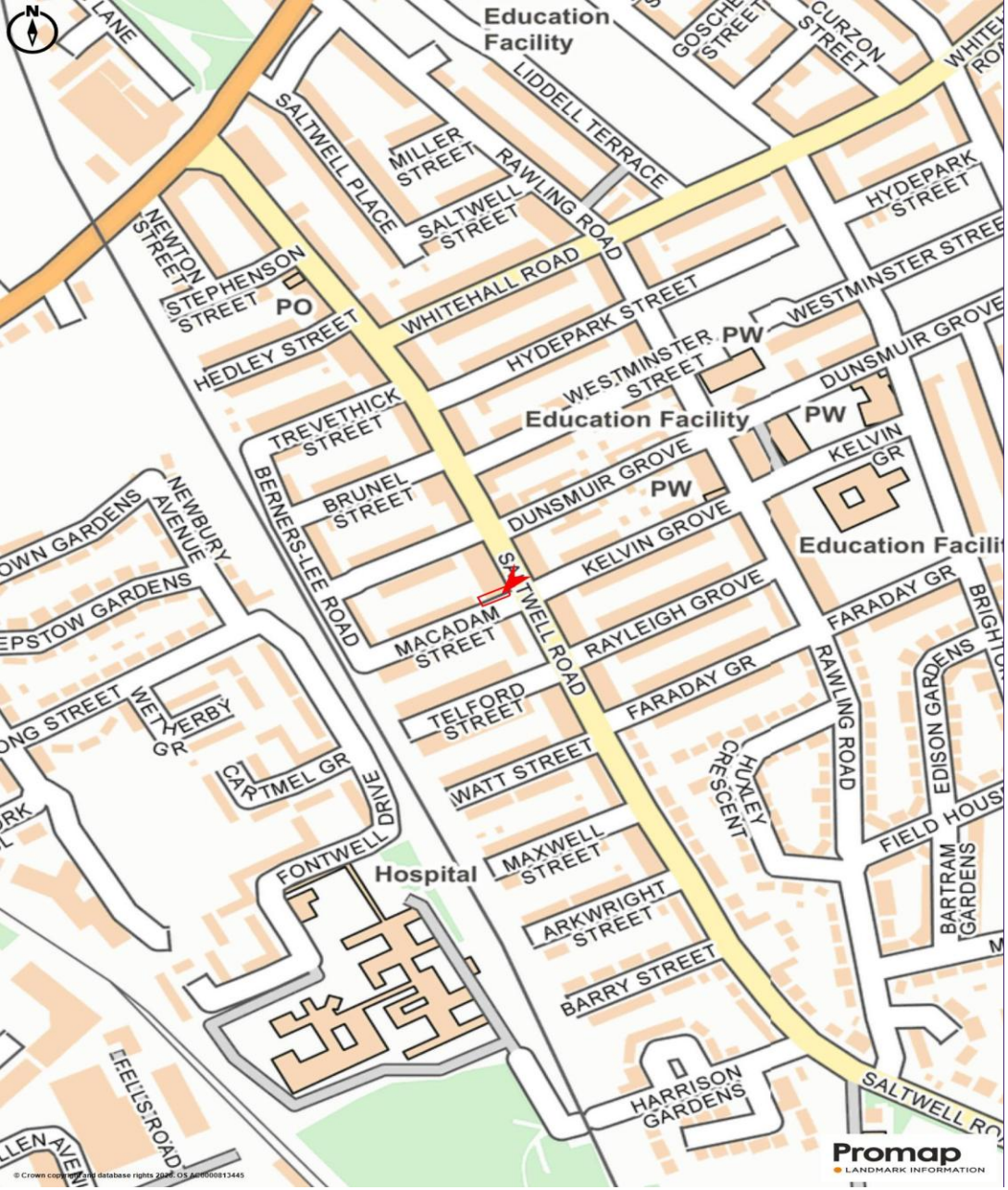

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