



## 61 Westoe Road, South Shields NE33 4LU

- First Floor Retail / Office Unit
- Excellent Footfall & Passing Trade
- Well Presented
- Floor Area 73.87 sq. m. (795.13 sq. ft.)
- Suitable for a Variety of Uses
- Flexible Lease Terms Available

**Rent: £5,200 per annum**

# COMMERCIAL

## Location

The unit is located on one of the main roads leading into and out of the town centre. The unit forms part of a small parade and is situated close to the Town Hall near the junction with Crossgate.

## The Property

The unit occupies the first floor of a two storey mid-terraced property having a pitched roof.

The net internal area is circa 73.87 sq. m. (795.13 sq. ft.) consisting two retail areas, three treatment/store rooms and W/C facilities.

The unit would be suitable for a variety of uses subject to the necessary consent. It was formerly used as a hair salon and retains some fixture and fittings (if required).

The property can only be used for commercial purposes (no residential use).

## Tenure

A new lease is available, terms and conditions to be agreed.

\*in-going tenant is to cover the landlord's fee, relating to the lease

## EPC

D

## Rent

£5,200 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £3,300

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

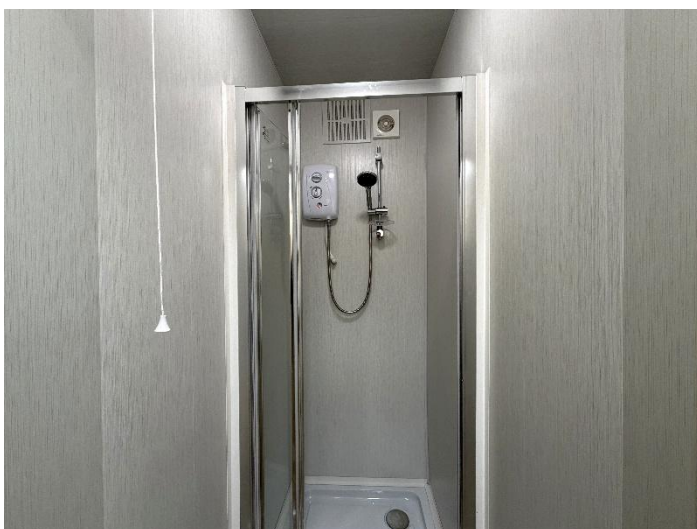
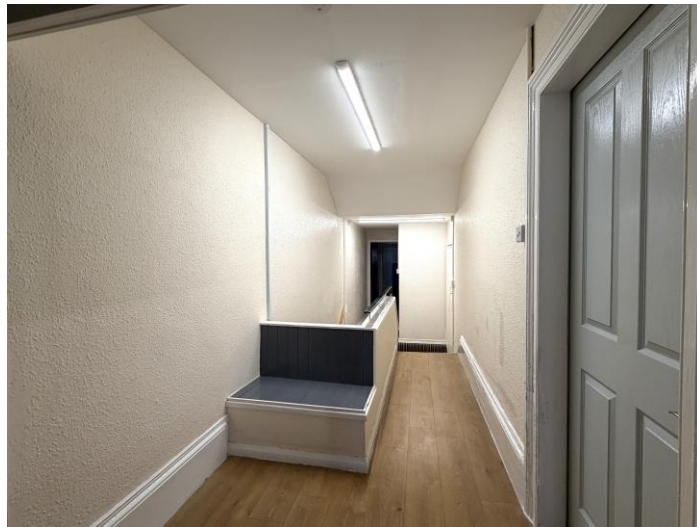
## Important Notice

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: I442**

**Prepared 3<sup>rd</sup> June 2026**

# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573