



## 1 Beaconsfield Road, Low Fell, Gateshead NE9 5EU

- Ground floor mid-terrace retail unit
- Net internal area 22.4 sq. m. (241 sq. ft.)
- Well-presented and ready for occupation
- Prominent position in popular local parade
- Suitable for a variety of uses (subject to consent)
- Excellent passing footfall and visibility
- Qualifies for zero business rates

**Rent: £8,500 per annum**

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## Location

The property occupies a prominent corner position at the junction of Beaconsfield Road and Durham Road (A167) in the heart of Low Fell, a well-established and popular suburban retail location within Gateshead. The unit benefits from excellent visibility and high levels of passing vehicular and pedestrian traffic.

Durham Road is a main arterial route linking Gateshead with Newcastle upon Tyne and the wider Tyne & Wear area. The surrounding area comprises a strong mix of independent retailers, cafés, and local services, supported by a dense and affluent residential catchment. The location is well served by public transport, with regular bus routes along Durham Road, and offers convenient access to the A1(M), providing good regional connectivity.

## Description

An attractive and well-presented ground floor mid-terrace retail unit situated in the popular and well-established area of Low Fell, Gateshead.

The property offers approximately 22.4 sq. m. (241 sq. ft.) of internal space and comprises a bright open-plan retail area, complemented by a small rear store and WC facilities. The unit is finished to a high standard throughout, benefiting from modern décor and a welcoming frontage, making it ready for immediate occupation.

Previously occupied by a furnishings and interiors business, the premises would be suitable for a variety of retail, studio, or service-based uses, subject to obtaining the appropriate use class and any necessary consents.

## Tenure

Leasehold – A new lease is available, terms to be agreed.

## Rent

£8,500 per annum

## Costs

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

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £5,100

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.

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