

- Well-presented ground-floor retail unit
- Currently fitted as salon but available for a variety of alternative uses
- Net internal area 81.5 sq. m (877 sq. ft.)
- Prime position on Station Road in the heart of South Gosforth
- Well-presented and modern accommodation throughout
- Ideal for investors or owner occupiers
- Eligible for Small business rate relief



**54 Station Road, South Gosforth
Newcastle upon Tyne NE3 1QD**

Ground Floor Retail
Tenure: 999 Year Lease
Price £145,000

**ROOK
MATTHEWS
SAYER**



Location

The property is prominently located on Station Road in the heart of South Gosforth, a popular and affluent suburb of Newcastle upon Tyne. The area benefits from a strong mix of independent retailers, cafés, restaurants and local businesses, together with excellent transport links via South Gosforth Metro Station and nearby access to the A1058 Coast Road and A1 motorway. The surrounding residential area provides a strong local customer base and consistent passing footfall.

Description

This attractive mid-terrace ground-floor retail unit offers a bright, versatile space in a prominent position on Station Road, South Gosforth. Extending to approximately 81.5 sq. m (877 sq. ft.), the property is currently arranged as a contemporary salon, featuring an open-plan layout with six cutting stations, three back-wash units, a private beauty room, kitchen/staff area, and WC facilities.

The interior benefits from modern décor, wood flooring, and excellent natural light through a full-width glazed frontage, creating an inviting environment suitable for a range of uses. Fixtures and fittings associated with the salon can be retained or removed as required, offering flexibility for alternative occupiers.

The property would suit a variety of purchasers, including owner-occupiers, investors, or businesses seeking a well-presented retail or professional space in a busy suburban location. Please note: the gas supply will be capped from the first-floor flat upon sale. A new 999-year lease will be granted following subdivision of the title.

Floor Area

81.5 sq. m (877 sq. ft.),

Tenure

The title is to be split, with a new 999-year lease to be issued.

EPC Rating

E

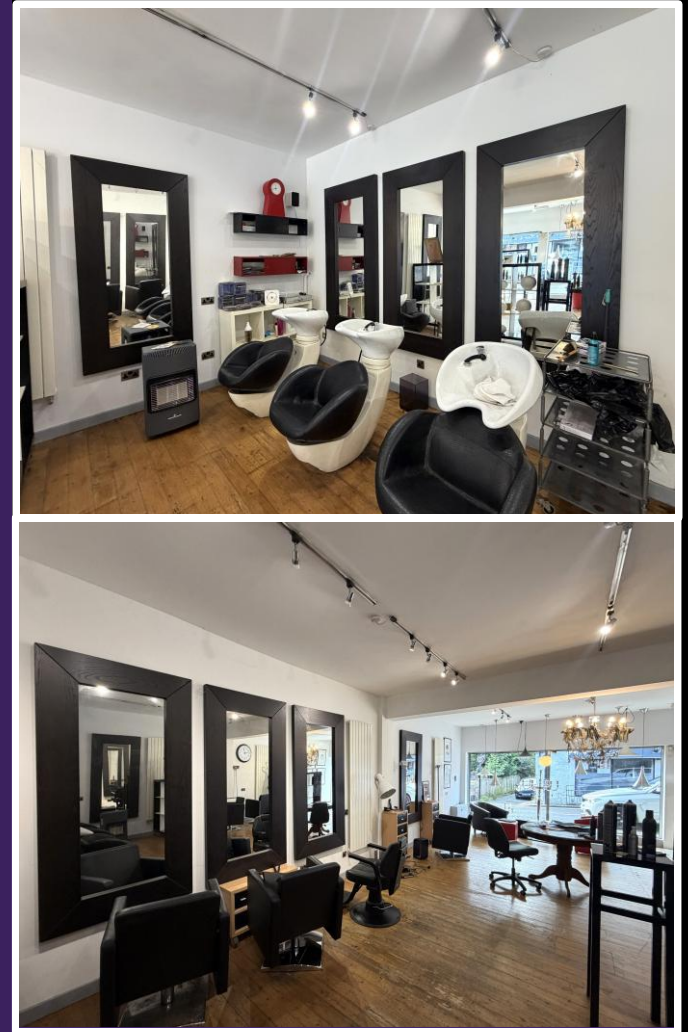
Viewing Arrangements

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £10,000

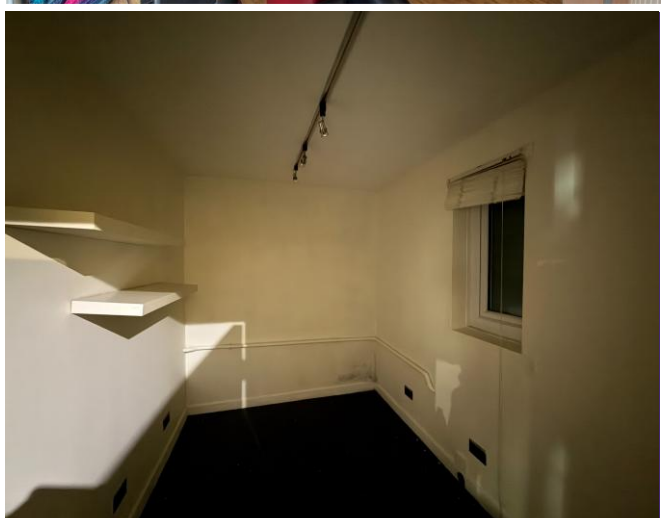
As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.



www.rookmatthewssayer.co.uk

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

ROOK
MATTHEWS
SAYER



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.

Ref I523 (Version 1)

Prepared 7th August 2026

www.rookmatthewssayer.co.uk

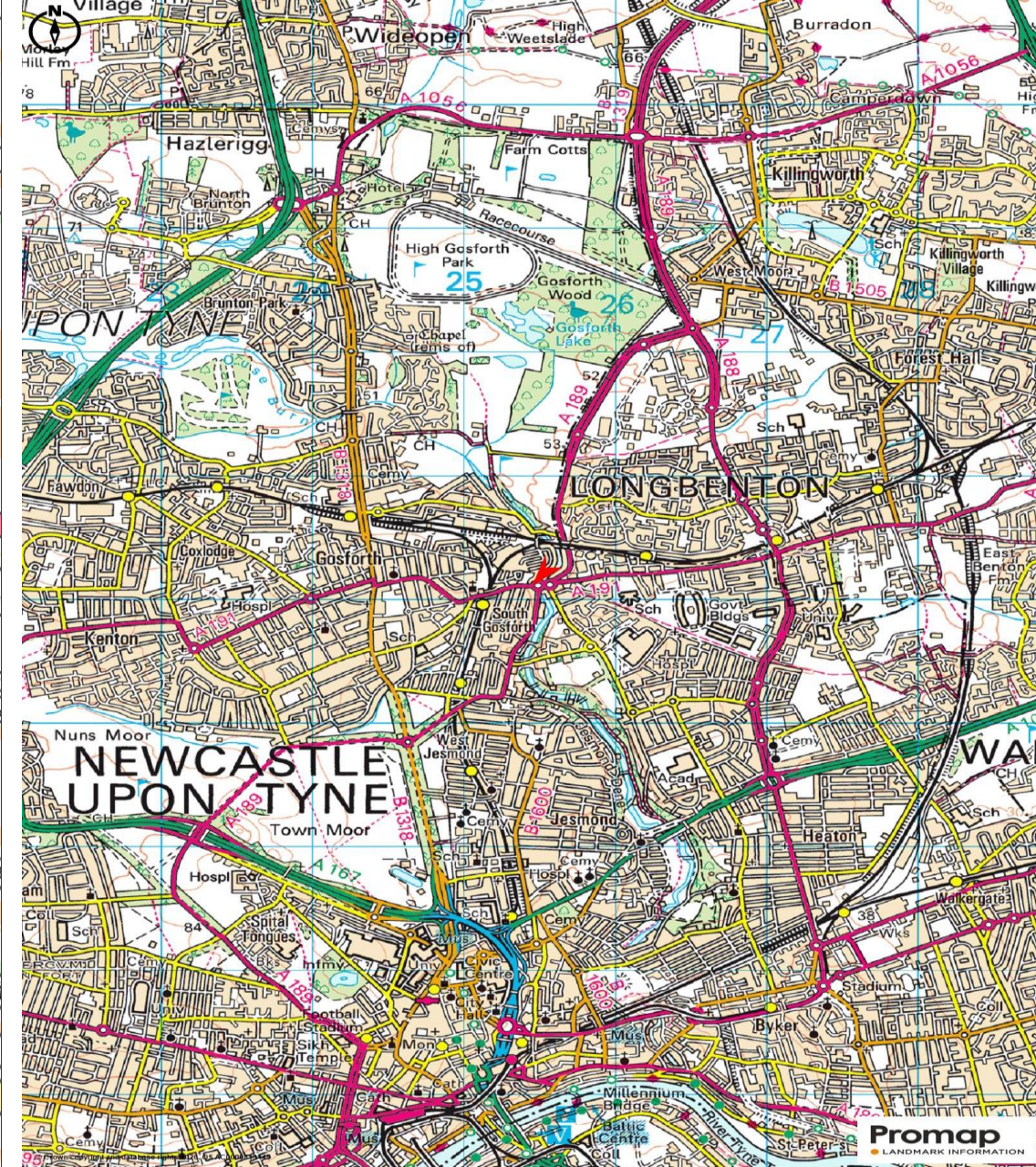
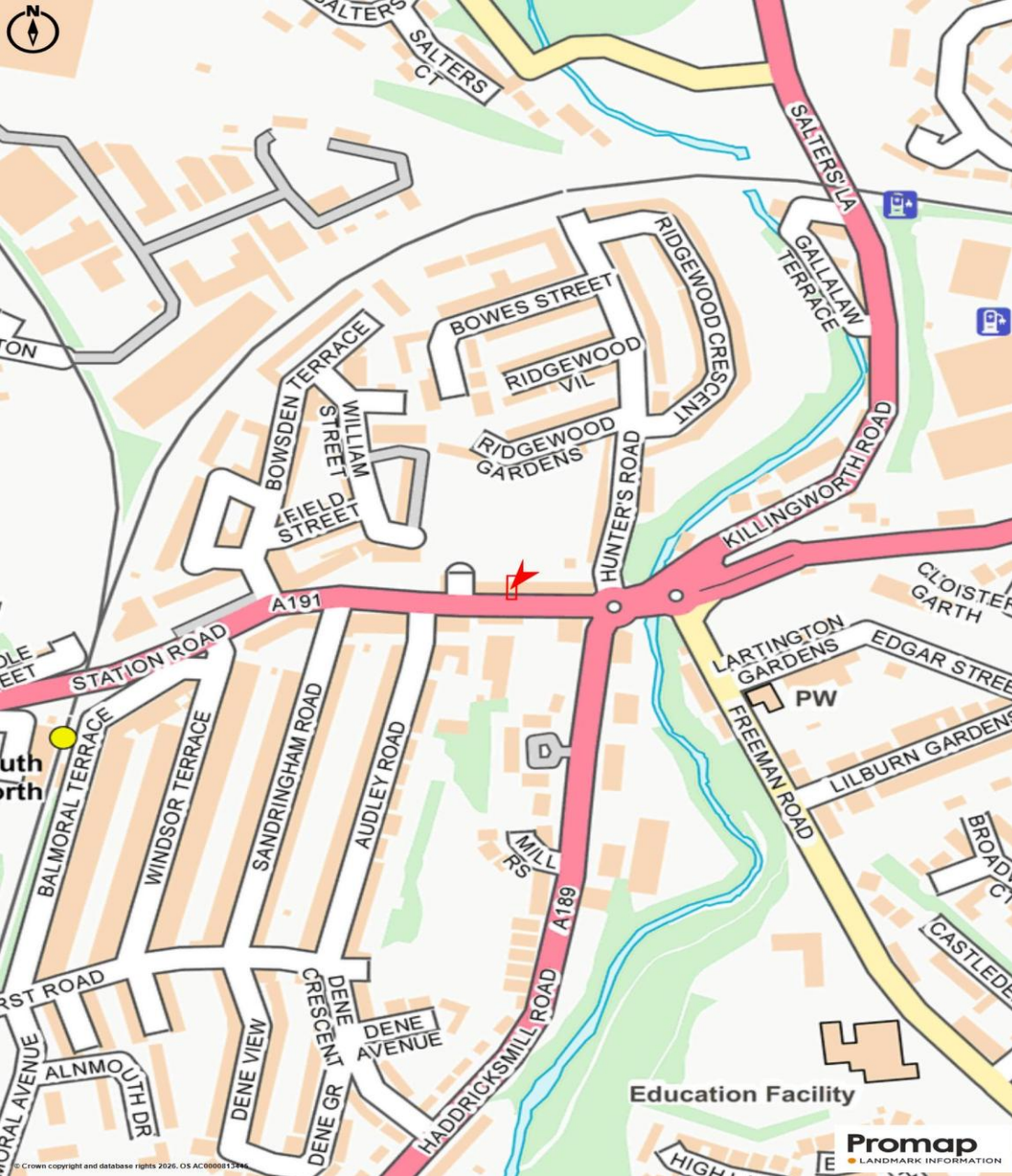
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



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

ROOK
MATTHEWS
SAYER



www.rookmatthewssayer.co.uk

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

ROOK
MATTHEWS
SAYER



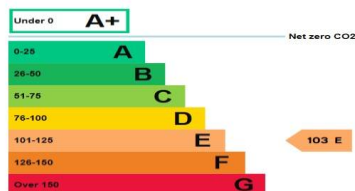
www.rookmatthewssayer.co.uk

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

ROOK
MATTHEWS
SAYER

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



**The Property
Ombudsman**

Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**ROOK
MATTHEWS
SAYER**