



## 64 Westoe Road, South Shields, NE33 4NA

- Vacant Retail Unit
- Prime High Street Location
- Flexible Lease Terms
- Floor Area 61.1 sq.m. (657.6 sq.ft.)
- Excellent Passing Trade
- Low/No Rates Payable

**Initial Rent: £7,200 per annum**

# COMMERCIAL

## Location

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

## The Property

The unit has been recently refurbished, throughout, and occupies the ground floor of a two storey mid-terraced property having a pitched roof.

The net internal area is circa 61.1 sq. m. (657.6 sq. ft.).

The property was previous used by a salon, but would be available for a variety of uses (stpp)

## Tenure

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

## Initial Rent

£7,200 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £4,250

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

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3. Any areas, measurements and distances given are approximate only.

Ref I395

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