



101 Benfield Road, Newcastle upon Tyne, NE6 5XA

- Ground Floor Vacant Unit
- Floor Area 41.5 sq. m. (446.9 sq. ft.)
- Still Retains some Fixtures & Fittings
- Previously a Café (A3 Use)
- Excellent Passing Trade
- Free Off-Street Parking Close

Rent: £7,800 per annum

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Location

The premises are located at the northern end of Benfield Road, close to the junction of the A1058 Coast Road and within a mixed retail and residential area. The property benefits from an attractive double frontage with on street parking just around the corner.

The Premises

A ground floor brick building with flat roof. There is a shared yard to the rear.

Description

The unit has a floor area of 41.5 sq. m (446.9 sq. ft.), consisting dining/service area, kitchen and w/c facilities. It was previously occupied by a café business would suit a variety of other uses subject to the correct use class.

Some equipment may be available to purchase separately.

Use Class

Class E (Retail/Café/Bistro)

Rent

£7,800 per annum.

Tenure

Leasehold - A new lease is available, terms and conditions apply.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £6,600

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.



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Ref: I477

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