

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2207



North East Commercial  
Property & Business Agents

**RETAIL / OFFICE UNIT TO LET**  
**(NOT SUITABLE FOR CAFÉ USE)**

Ground Floor 68 Clayton Park Square, Jesmond,  
Newcastle upon Tyne NE2 4DP



Sales Particulars

- Ground Floor circa 300 sq.ft. (28 sq.m.).
- Located within an extremely sought-after area.
- Former travel agency.
- Suitable for a variety of retail uses.
- New sublease available.
- RENT £9,000 PER ANNUM.

4 Staithes  
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Gateshead  
NE11 9SN

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## Location

The shop is located at the junction of Clayton Park Square with Clayton Road which runs off Osborne Road and down towards Great North Road. Jesmond is one of the most sought-after residential suburbs of Newcastle and circa 1 mile north east of the City centre. There is an excellent local infrastructure with good schools, public transport links and amenities.

This unit forms part of a thriving and popular retail district on the south side of Jesmond within a predominantly high value residential area. The street is home to a selection of high quality, mostly independent, operators that include clothing boutiques, coffee shops and beauty salons.

The location of the premises means that there are very high levels of both captive and passing trade and there is free, short stay, car parking on the street. The unit would be suitable for a variety of retail or office uses, subject to any consents.

## Premises

Comprises a self-contained ground floor unit with a communal entrance. The space forms part of a larger two storey terraced parade which is in excellent order throughout and most recently traded as a independent travel agency.

The accommodation is laid out as follows;

### Ground Floor

**Retail / Office** circa 300 sq.ft. (29 sq.m.)  
**W.C.**

### Services

Water and electricity are supplied.

### EPC

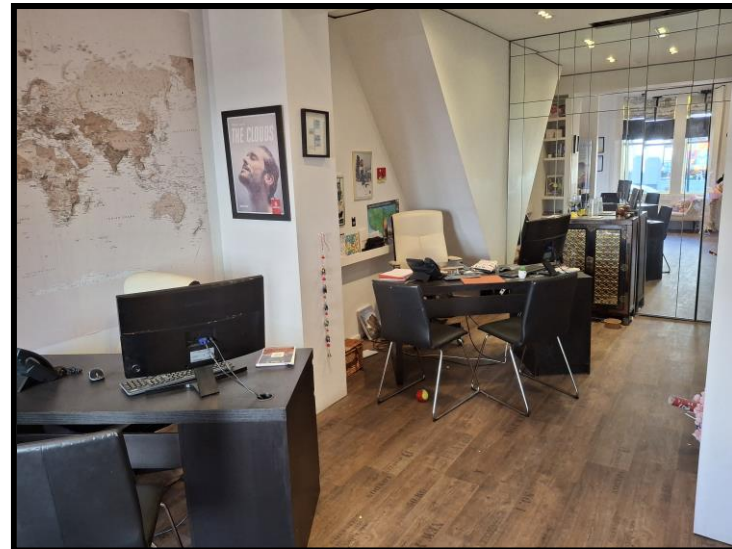
Rating D.

### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



## Business Rates

Rateable Value £6,400 (from 2026)  
Rates free subject to individual status.

## Tenure

The premises are available on a new lease at a commencing rent of £9,000 per annum (£750 per calendar month). Details to be agreed.

## Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new sublease.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## Viewing

Strictly by appointment.