



# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
Fax: 0191 4934891



- Located on busy main road in a pleasant suburb.
- Ground Floor circa 400 sq.ft. (37.2 sq.m.).
- Basement Floor circa 400 sq.ft. (37.2 sq.m.).
- Visible unit with high levels of traffic flow.
- Designated parking to the rear.
- FIXTURES AVAILABLE BY SEPARATE NEGOTIATION.
- **ASKING RENT £16,000 per annum.**

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## Location

The premises are located on Durham Road (A167) which runs through Low Fell and links Newcastle and Gateshead with the A1(M) Western Bypass. Low Fell is a popular and sought-after residential suburb with good schools, amenities and a busy shopping district.

A well-established beauty retreat has occupied these premises since 2021 and prior to opening the space was refurbished to a high standard.

This is a rare to the market two storey rental unit in the heart of Low Fell with private parking and which could be adapted for a variety of office or retail uses.

There are high levels of potential passing and captive trade and free pull in street parking for customers is available outside.

### Premises

<b>Ground Floor</b>	400 sq.ft. (77 sq.m.).
<b>Offices</b>	
<b>Lower Ground</b>	400 sq.ft. (77 sq.m.).
<b>Offices</b>	
<b>Kitchen</b>	
<b>W.C.</b>	
<b>External</b>	
<b>Rear Parking</b>	for 1 car

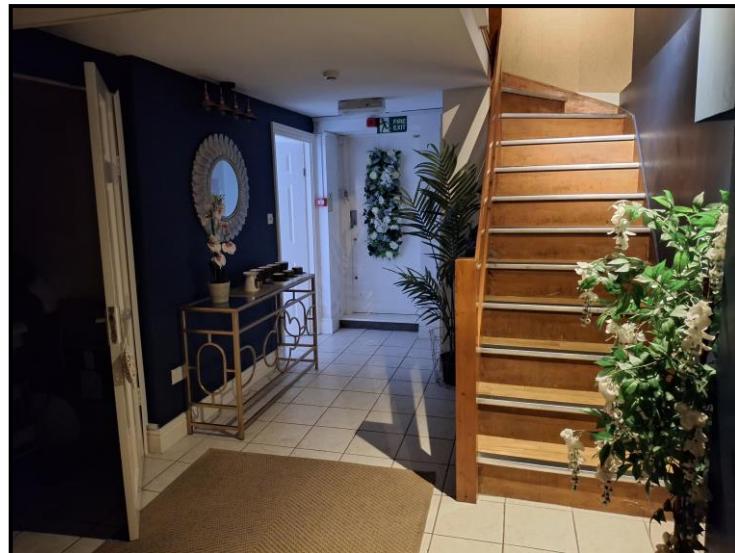


### Agents Notes:

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.



## Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

## Rates

The premises are assessed as follows:  
Rateable Value £5,200 (£6,500 from 2026)  
Rates free incentives subject to status.

## Tenure

The premises will be offered on an FRI lease at a commencing rent of £16,000 per annum with full terms and conditions to be agreed.

**The ingoing tenant will be responsible for the landlord's costs in preparing the lease.**

## EPC

Rating – C.

## Money Laundering Regulations

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