



295 Old Durham Road, Gateshead, NE8 3TS

£7,800 Per Annum

Prominent Commercial Premises on Old Durham Road – Versatile Accommodation in an Established Trading Location

Situated on the well-established Old Durham Road in Gateshead, this spacious ground floor commercial unit offers an excellent opportunity for a variety of retail, office, beauty, treatment or professional service businesses. The property benefits from a prominent shopfront, good visibility and a convenient position within a busy residential and commercial area.

Offering approximately 676 sq. ft. of versatile accommodation, the premises provide a practical and adaptable layout suitable for both established businesses and new ventures. The property was previously occupied by a locksmith business and offers excellent potential for occupiers looking to establish themselves in a popular local trading location.

Internally, the accommodation comprises a generous reception and customer-facing area with a large glazed shopfront, providing excellent natural light and display potential. Beyond this are two further well-proportioned rooms, suitable for use as offices, treatment rooms, consultation spaces or additional working areas. A fitted kitchen and separate bathroom with shower facilities complete the accommodation.

The property benefits from a traditional commercial frontage with space for prominent business signage, helping maximise exposure to passing customers and traffic. The flexible internal arrangement provides an

Rates

The premises have a published rateable value of £3,050, subject to confirmation against the current Valuation Office Agency rating list.

Qualifying occupiers may benefit from 100% Small Business Rate Relief, potentially resulting in no business rates payable. Interested parties should make their own enquiries with Gateshead Council to confirm the current assessment and eligibility.

Tenure

The premises will be offered on an FRI lease at a commencing rent of £7,800 per annum with full terms and conditions to be agreed.

EPC

Awaiting EPC Rating.

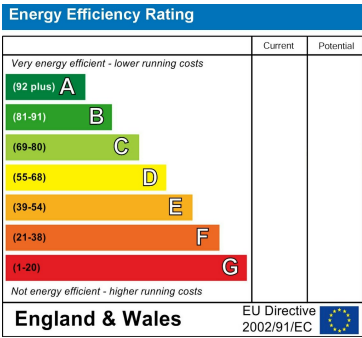
Floor Plan



Area Map



Energy Efficiency Graph



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