



61 Westoe Road, South Shields NE33 4LU

- First Floor Retail / Office Unit
- Excellent Footfall & Passing Trade
- Well Presented
- Floor Area 73.87 sq. m. (795.13 sq. ft.)
- Suitable for a Variety of Uses
- Flexible Lease Terms Available

Rent: £4,800 per annum

COMMERCIAL

Location

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

The Property

The unit occupies the first floor of a two storey mid-terraced property having a pitched roof.

The net internal area is circa 73.87 sq. m. (795.13 sq. ft.) consisting two retail areas, three treatment/store rooms and W/C facilities.

The unit would be suitable for a variety of uses subject to the necessary consent. It was formerly used as a hair salon and retains some fixture and fittings (if required).

Tenure

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

*in-going tenant is to cover the landlord's fee, relating to the lease

EPC

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Rent

£4,800 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value TBC

Important Notice

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

Ref: I042 (version 2)

Amended December 2024

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