



198 Saltwell Road, Gateshead NE8 4TP

- Ground Floor Retail Unit
- On Street Parking
- Excellent Footfall & Passing Trade
- Roller Shutters
- Floor Area 89.5 sq. m. (963.4 sq. ft.)
- Suitable for a Variety of Uses
- Flexible Lease Terms Available
- Formally a Mini Market

Rent: £8,000 per annum

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Location

The unit is located within the densely populated area of Bensham which lies to the west of Gateshead town centre. Saltwell Road is the main road running through and is easily found from Bensham Bank. The unit benefits from a high level of passing trade generated by the busy main road. On street parking is available.

Description

A ground floor retail unit within a two storey mid terrace property of brick construction. The unit has a floor area circa 89.5 sq. m. (963.4 sq. ft.) consisting open plan retail area, two store rooms and w/c facilities.

The unit was formally occupied by a mini market but would suit a variety of uses subject to the correct use class.

Tenure

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

Rent

£8,000 per annum

Insurance

The landlord will insure the building and recover the costs from the incoming tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Costs

The incoming tenant is responsible for costs relating to preparation of the lease.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £4,750

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.

EPC Rating

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Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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