Sanderson Weatherall

To Let

Ground Floor Retail Unit

274 sq ft (25.47 sq m)

482 Welbeck Road
Walker
Newcastle upon Tyne
NE6 2PA

Certified B Corporation



Key points

- Retail Unit
- Size: 274 sq ft (25.47 sq m)
- Asking Rent: £5,750 per annum
- Subject to Contract

Description

The ground floor provides a well-proportioned retail sales area with additional internal storage. Externally, the wide pavement fronting the unit offers potential for outdoor seating, subject to the necessary licence from the Local Planning Authority, Newcastle City Council. The property also benefits from on-street parking, with no current parking restrictions in place, although this may be subject to change. Toilet facilities are also available in the rear yard.



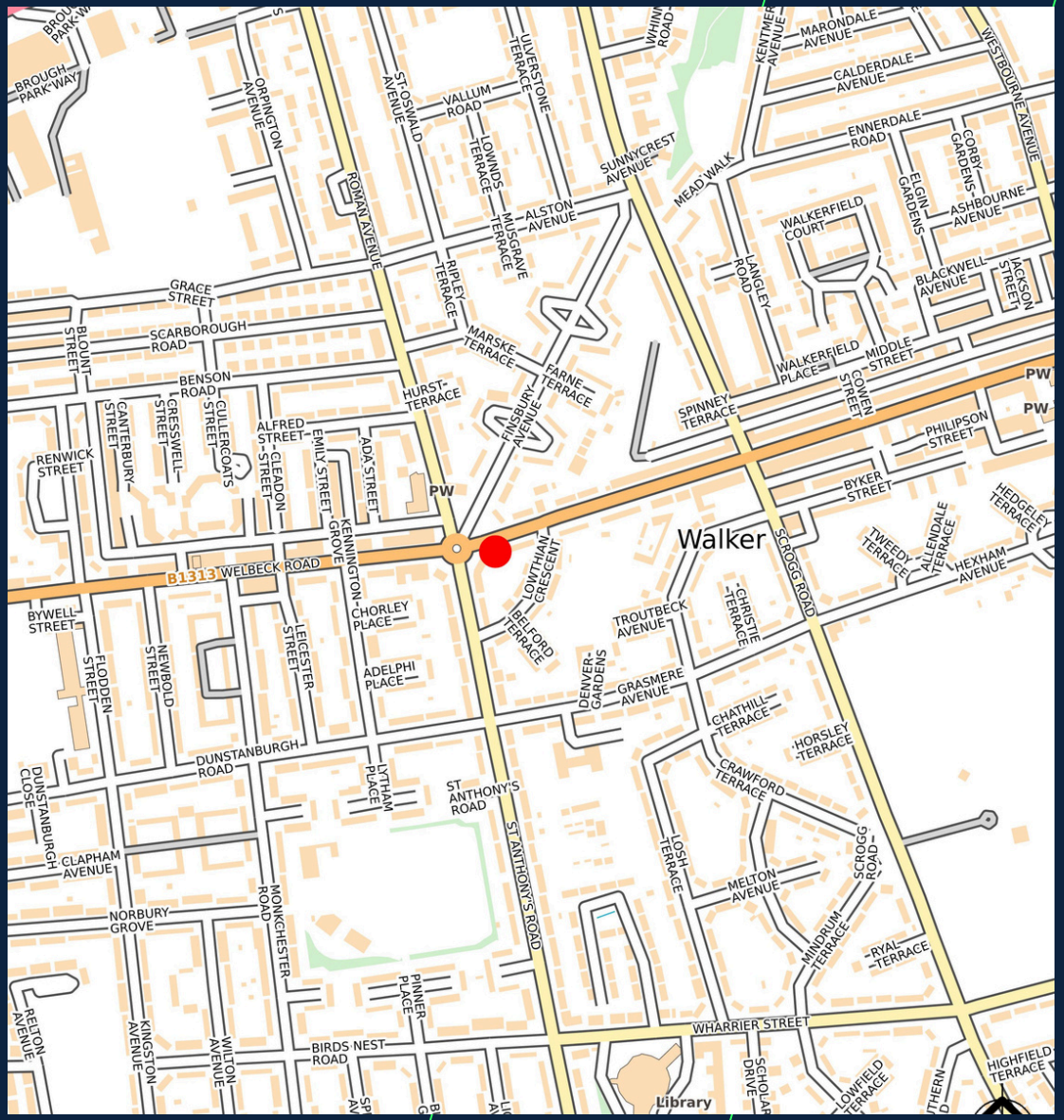
The unit sits in a well-established retail location with nearby and adjacent occupiers including Liz's Hairdressers, Acqua Barbers, Walker Fisheries, Family Funeral Directors, and Master Stitch, among various other local traders. Local amenities within walking distance include St. Anthony's Health Centre, St. Anthony's Pharmacy, Central Walker Primary School, and Walker Riverside Academy, supporting strong footfall from residents and visitors alike.

Excellent public transport links are available via Byker, Chillingham Road, and Walkergate Metro Stations, each approximately 1.1 miles away, providing direct access to Newcastle city centre and the wider Tyneside area.

Location

Located within the Walker area, a predominantly residential suburb approximately 2 miles east of Newcastle City Centre, the subject property lies between Welbeck Road and the River Tyne, with Walker's ongoing regeneration under the Walker Riverside initiative.

The property is located at a prominent junction benefitting from footfall generated by local residents and nearby anchor retailers on Welbeck and St Anthony's Road. With strong public transport links and ongoing revitalisation to the area, the property is strategically positioned to serve a range of commercial uses.



Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
GF Retail Sales Area	19.62	211
GF Internal Storage	5.85	63
Total	**25.47**	**274**

EPC

The property has an Energy Asset Rating of Band E (121). A full copy of the EPC can be obtained via the link provided below:

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Asking Rent & Lease Terms

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed at an asking rent of £5,750 per annum, subject to contract.

Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £4,250

The subject property should qualify for small business rates relief whereby a suitable operator may qualify for full exemption from paying business rates on this property, however, we would recommend that any interested parties make contact with the Local Rating Authority, Newcastle City Council, in order to verify the accuracy of this information and rates payable.

Use / Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority (Newcastle City Council).

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The tenant will be responsible for obtaining their own contents insurance.

Services

We understand that the property benefits from water and electrical service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

We are informed by the Landlord that the property is exempt from VAT so is therefore not applicable.

Legal costs

Any successful applicant will be liable to cover a proportion of the landlords' legal fees to the value of £600 for the preparation of legal documentation.

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Viewings

For further information or to arrange a viewing please contact the sole letting agents:

Amy Lamming
07561 710 960
amy.lamming@sw.co.uk

Mark Convery
07525 872 141
mark.convery@sw.co.uk



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