

To Let

Ground Floor Retail Unit

872 sq ft (76.85 sq m)

246 Jesmond Road
Newcastle upon Tyne
NE2 1LD

Certified B Corporation

Sanderson Weatherall

Key points

- Affluent Location / Excellent Passing Trade
- Size: 872 sq ft (76.85 sq m)
- Rent: £18,000 per annum
- EPC Rating: C (70)
- Subject to Contract



Description

The property comprises a ground floor retail unit extending to an attractive and spacious sales area, providing an open and versatile trading environment suitable for a variety of retail and commercial occupiers. The accommodation benefits from a prominent glazed shopfront, offering good natural light and an opportunity for effective business signage and window displays.

To the rear, the property provides useful ancillary accommodation incorporating storage facilities, a kitchen and WC facilities. The combination of generous retail space, practical supporting accommodation and convenient customer parking nearby makes the property suitable for a range of potential occupiers, subject to any necessary planning consents. On-street parking is available directly outside the property and within the surrounding area, providing convenient access for customers and visitors.

Location

Occupying a prominent roadside position on Jesmond Road, the property forms part of a well-established and vibrant mixed-use commercial environment. The surrounding area comprises a diverse range of independent retailers, cafés, restaurants, professional service providers and residential accommodation, creating an active trading location throughout the day and evening.

Situated close to the distinctive St George's Church, the property benefits from excellent visibility to both passing vehicular traffic and pedestrians, with Jesmond Road serving as one of the principal routes linking the popular suburb of Jesmond with Newcastle City Centre. The immediate vicinity attracts a broad customer base drawn from the surrounding residential neighbourhoods, nearby workplaces and the substantial student population located within easy reach of the city's universities.

Newcastle City Centre is located approximately one mile to the west and readily accessible via regular bus services, nearby road links and pedestrian routes. The property also benefits from convenient access to the wider Tyne and Wear region through the A167(M) Central Motorway and the city's comprehensive public transport network.



Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor Areas:

Description	sq m	sq ft
Ground Floor Retail Sales Area	47.50	511
Internal Storage	25.51	275
Kitchen	3.84	41
Total	**76.85**	**872**

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 £18,000 per annum exclusive of VAT, subject to contract.

Services

We understand that the property benefits from all main service connections, however, any interested party is advised to make their own investigations regarding this matter.

Business Rates

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

Rateable Value: £16,750

We recommend that any interested party makes their own investigations regarding the business rates and rates payable with the Local Rating Authority, Newcastle City Council.

EPC

The property has a current Energy Asset Rating of Band C (70) and is valid until 5 May 2035. A full copy of the EPC can be obtained via the following link:

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

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.

Use / Planning

We understand that the property benefits from consent for its current use that falls under E Use Class of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Newcastle City Council.

Anti Money Laundering

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

VAT & Legal costs

All rents quoted are deemed exclusive of VAT where chargeable.

Each party to be responsible for their own legal costs incurred throughout any transaction.





Sanderson Weatherall

Viewings

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

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

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