



Sanderson
Weatherall

To Let

Retail Unit

478 sq ft (44.39 sq m)

▶ **18 Wretham Place**
Shieldfield
Newcastle upon Tyne
NE2 1XU

Certified



Corporation

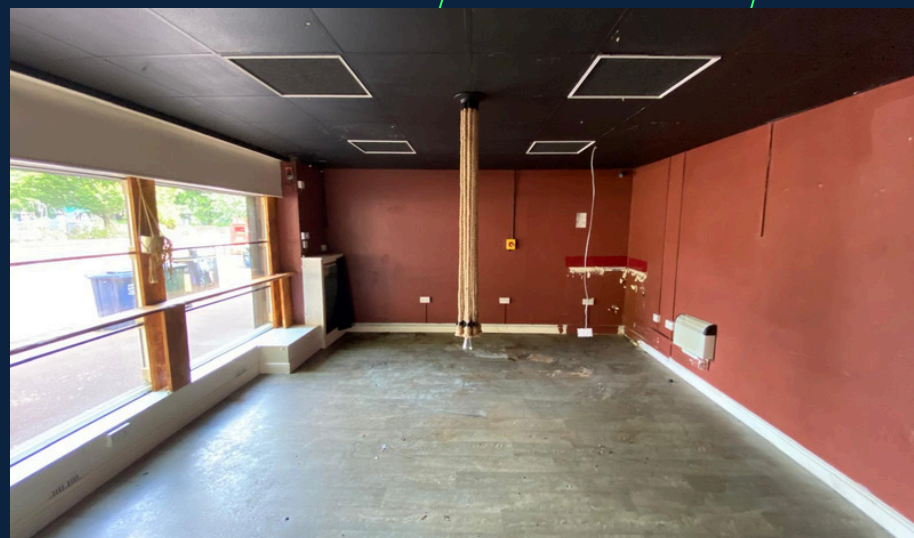
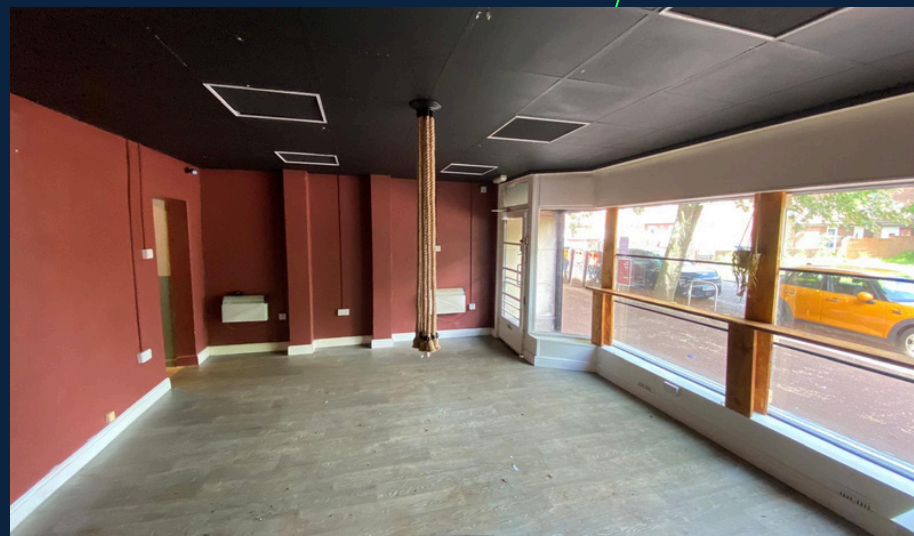


Key points

- ▶ Retail Unit
- ▶ Size: 478 sq ft (44.39 sq m)
- ▶ Asking Rent: £8,500 per annum
- ▶ Subject to Contract

Description

The property provides a mid-terrace self-contained retail unit at ground floor level. The unit offers a spacious open plan sales area to the front elevation with kitchen, internal storage, and WC facilities to the rear. The retail unit benefits from single phase electricity supply, solid concrete floor throughout, suspended ceiling and an electric roller shutter door for additional security. There is also a reasonable sized yard to the rear and on-street parking to the front elevation.



Location

The subject property is located in an area known as Shieldfield which is situated to the east of Newcastle City, north of New Bridge Street and east of the A167 central motorway. Shieldfield is predominantly a residential location very popular with students and young professionals. The area is becoming increasingly popular for student residencies with Northumbria University being only a short 2-minute walking distance from Wretham Place, Shieldfield. The area is quite cosmopolitan in nature and would suit a variety of businesses looking for an affordable retail unit on the outskirts of the city centre.

The property is positioned within the main retail parade in Shieldfield and benefits from good communication links with Manor Walks Metro Station and a variety of bus links serving the area which are all in close proximity. Most adjacent/surrounding operators are predominantly local which provides an excellent community atmosphere.



Accommodation

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

Description	sq m	sq ft
Retail Sales Area	29.83	321
Kitchen/Internal Storage	14.56	157
Total	44.39	478

Asking Rent & Lease Terms

The property is available by way of a Full Repairing and Insuring lease for a term of years to be agreed at an asking rent of £8,500 per annum (approx. £164 per week) exclusive of VAT, subject to contract.

Business Rates

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

Rateable Value £4,200

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 interested parties verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).

EPC

EPC is assessed at Band E (110) and is valid until 19 May 2028. A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Use / Planning

We understand that the property has consent for Sui Generis 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.

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

VAT is not applicable.

Legal costs

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



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Viewings

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

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

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



sw.co.uk

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