



Sanderson
Weatherall

To Let

Commercial Unit

1,413 sq ft (131.27 sq m)

▶ 250 Philip Street
Newcastle upon Tyne
NE4 5BH

Certified



Corporation



Key points

- ▶ Commercial Unit
- ▶ Size: 1,413 sq ft (131.27 sq m)
- ▶ Asking Rent: £9,950 per annum
- ▶ Subject to Contract

Description

The subject property comprises a prominently positioned end-terrace commercial premises of traditional brick construction beneath a pitched roof. The accommodation provides flexible ground floor space benefitting from excellent natural light and strong roadside visibility directly onto Philip Street. The premises have been adapted to provide accessible accommodation and are considered DDA compliant, with ancillary staff and welfare facilities incorporated within the layout.



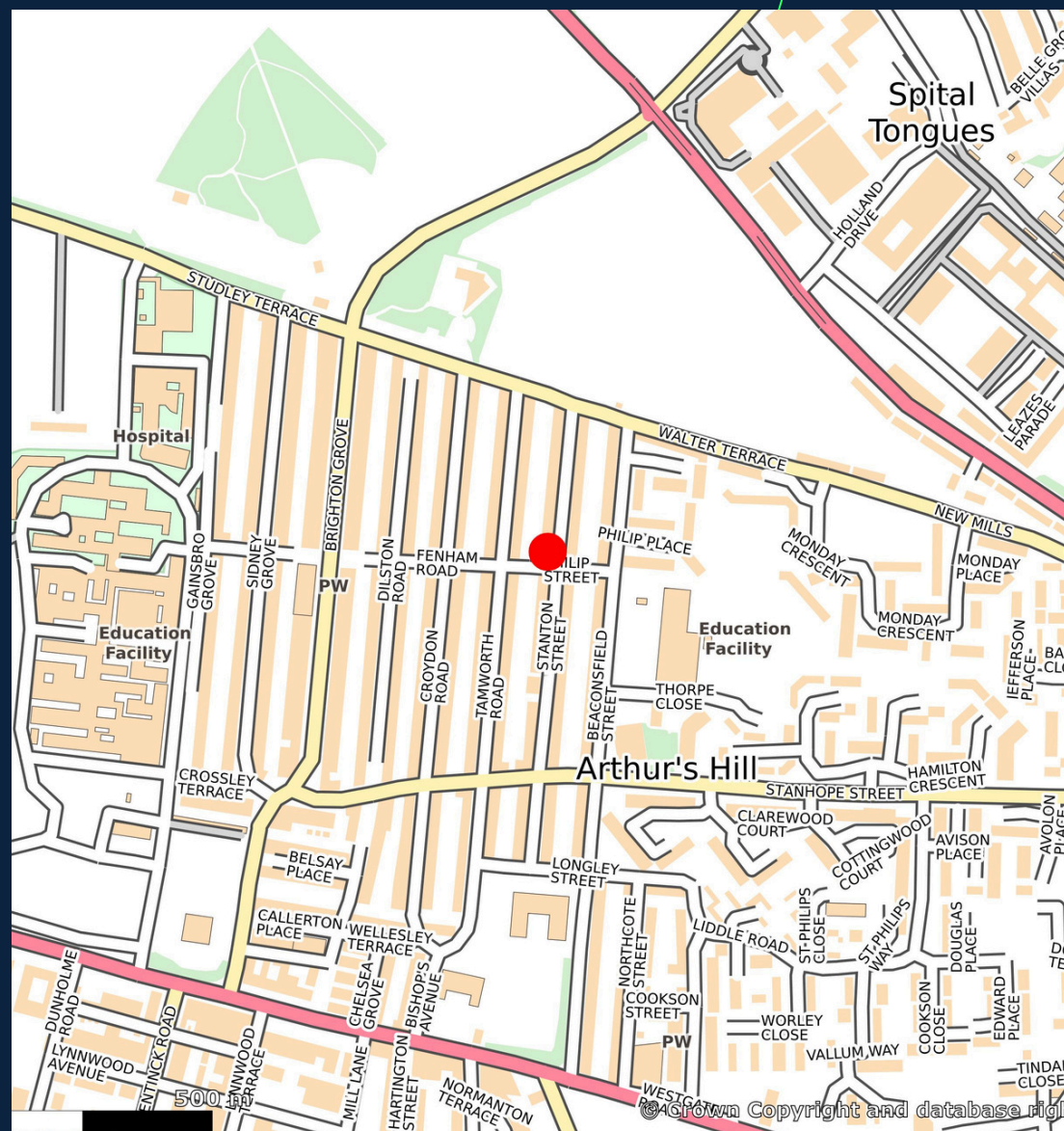
Externally, the property benefits from a secure rear yard area suitable for servicing, storage or staff parking, together with roller shutters providing enhanced security to the building. All main services are understood to be connected, including electricity, gas, water and drainage. The property's prominent end-terrace position and return frontage provide strong visibility and signage opportunities within this established mixed-use location.

The property does lend itself to be carved into two separate units or for one operator to acquire a lease on the whole dependent upon occupier requirements.

Location

250 Philip Street is situated within the established Arthur's Hill area of Newcastle upon Tyne, approximately 1 mile west of Newcastle City Centre and benefitting from excellent access to a wide range of local amenities and transport connections. The property is conveniently located close to Fenham Road and Westgate Road, providing direct routes into the city centre and onward access to the A1(M) north and south bound. Newcastle Central Station and St James' Metro Station are both within easy reach, offering regular regional and national rail services.

The surrounding area comprises a mix of residential, retail and community occupiers, with nearby amenities including Asda, Iceland and a variety of independent retailers and local service providers. The property also lies within close proximity to the Newcastle Helix regeneration scheme, home to occupiers including Sage Group, Newcastle University and the National Innovation Centre, further enhancing the location's accessibility and appeal.



Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
GF Retail Sales, Kitchen & Office	45.60	491
FF Office / Internal Storage	52.69	567
SF Office / Internal Storage	32.98	355
Total	131.27	1,413

Asking Rent & Lease Terms

New lease is available on a Full Repairing and Insuring basis with terms to be agreed at a rent of £9,950 per annum 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: £2,950

We would recommend that any interested parties make their own investigations regarding rates payable by contacting the Local Rating Authority (Newcastle City Council).

EPC

An EPC has been commissioned by a competent Energy Assessor and will be available upon request in due course.

Use / Planning

We understand that the property benefits from consent for its current use that falls under Use Class E 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.

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 all main service connections, however, any interested party is advised to make their own investigations regarding 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

All rents quoted are deemed exclusive of VAT where chargeable.

Legal costs

Any successful tenant will be liable to cover a fair and reasonable proportion of the landlord's legal fees equating to £600 + VAT.



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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



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