



**TO LET**

**PROMINENT NEIGHBOURHOOD RETAIL UNIT**

**5 ST ANTHONY'S ROAD, WALKER, NEWCASTLE UPON TYNE NE6 2PD**

**SW**

Sanderson  
Weatherall



## Description

The subject property comprises a two-storey commercial unit situated on a prominent corner plot within a mid-terraced retail parade, offering excellent frontage and visibility onto St. Anthony's Road, near its junction with Welbeck Road. The unit is secured with an electric roller shutter door and presents a flexible layout suitable for a variety of commercial uses, subject to planning and occupier requirements.

The ground floor provides a well-proportioned retail sales area with additional internal storage, while the first floor accommodates ancillary storage and WC facilities. Externally, the wide pavement fronting the unit offers potential for outdoor seating, subject to the necessary licence from 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.

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, Master Stitch, and Woffy's Fighting Fitness, 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.

## 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 £6,500 per annum, subject to contract.





## 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 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	24.77	267
FF Internal Storage	19.40	209
Total	44.17	475

## 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).

## Energy Performance Certificate

An EPC has been commissioned via a competent energy assessor and the certificate will be available upon request in due course.







## Insurance & Services

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.

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

## Business Rates

With effect from 1 April 2023, we understand the property is assessed for rating purposes as follows:

Rateable Value:           £2,350

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.

## 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

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

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.





# Contact

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

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