



10 Heworth Road, Washington, Tyne and Wear, NE37  
2PY

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Office / Retail space to LET

- Prominent commercial location
- Suitable for a range of uses
- Excellent visibility
- Convenient access for local amenities
- Well positioned amongst local businesses
- Available for immediate occupation
- Great regional connectivity

## Summary

|                       |                   |
|-----------------------|-------------------|
| <b>Available Size</b> | 1,140 sq ft       |
| <b>Rent</b>           | £10,200 per annum |
| <b>Business Rates</b> | N/A               |
| <b>EPC Rating</b>     | C                 |

## Description

An excellent opportunity to lease a versatile commercial retail unit in the heart of Concord, Washington. Positioned prominently on the high street and surrounded by well-established businesses, this property benefits from strong visibility and footfall.

The accommodation comprises a fitted kitchen, WC facilities, and two separate office spaces, making it ideal for a range of business uses. Previously occupied as secretarial services, the layout is well suited to office, professional, or service-based occupiers.

The premises are now vacant and available for immediate occupation, with the added benefit of low utility bills, offering a cost-effective solution for growing or established businesses.

Early viewing is recommended to appreciate the potential of this well-located commercial space.

## Location

a strong high-street position. The property sits amongst a mix of well-established local and national businesses, generating consistent footfall and visibility.

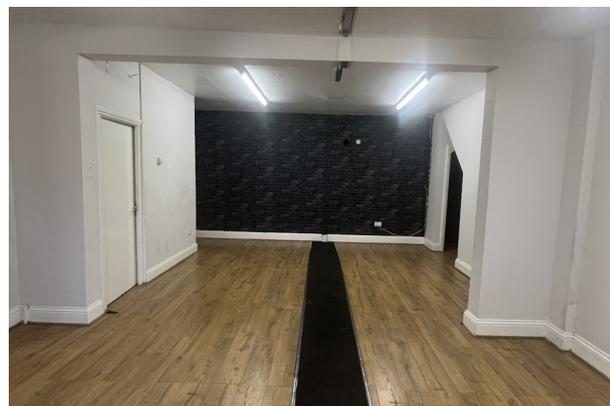
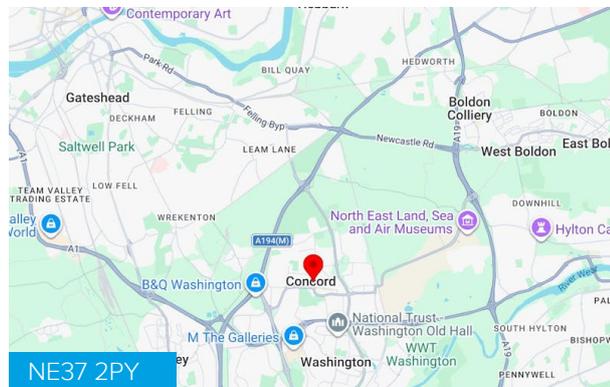
The location offers excellent local amenities and is well served by public transport, with convenient road links providing easy access to surrounding areas including Sunderland, Gateshead, and Newcastle. The A1231 and A1(M) are both within close proximity, making the property easily accessible for staff and clients alike.

This well-connected and established commercial location makes Heworth Road an attractive base for a wide range of businesses.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Unit         | 1,140        | 105.91        | Available    |
| <b>Total</b> | <b>1,140</b> | <b>105.91</b> |              |



## Viewing & Further Information



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