

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
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REF: NE2149



North East Commercial  
Property & Business Agents

## RETAIL / OFFICE UNIT TO LET

254 Jesmond Road, Jesmond,  
Newcastle upon Tyne NE2 1LD



- **AVAILABLE JANUARY 2026.**
- Ground Floor circa 365 sq.ft. (34 sq.m.).
- Located within an extremely sought-after parade.
- Currently occupied by an aesthetic clinic.
- Suitable for a variety of uses.
- **PREMIUM FOR LEASE £5,000.**
- **RENT £12,500 per annum.**

# 0191 487 8566

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## Location

The shop is located at the east end of Jesmond Road, at its junction with Churchill Gardens. This small shopping area is accessed directly off the A1058 Coast Road which gives excellent access throughout the region.

Jesmond is located approximately 1 mile north east of the City centre and is arguably the most sought-after residential suburb of Newcastle. There is an excellent local infrastructure with good schools, public transport links and amenities.

This unit forms part of a popular shopping area on the south-east side of Jesmond within what is, a predominantly residential area. The parade is home to a selection of high quality, mostly independent operators that include a beauty salon, a delicatessen and some retail food outlets.

The location generates high levels of both captive and passing trade and there is free, short stay, car parking in front of the parade and on the side streets. The unit would be suitable for a variety of retail uses, subject to any consents.

## Premises

Comprises a ground floor retail unit forming part of a very busy parade. The unit is in good order throughout and currently operates as a clinic.

The accommodation comprises:

**Ground Floor**  
**Retail Shop**  
**Galley Kitchen**  
**W.C.**

circa 365 sq.ft. (34 sq.m.)

## Services

Mains electricity, water and sewerage services are connected to the property.

### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



## Business Rates

Rateable Value        £10,750  
Rates free subject to individual status.

## EPC

Rating B.

## Tenure

The premises are held on a 2 year lease from April 2025. Current rent £12,500 per annum. Full details on application.

## Legal Costs

The incoming tenant will be responsible for the landlord's legal costs in the assignment of the existing lease.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.