Welbeck

Newcastle City Council

www.newcastle.gov.uk

Properties available from Newcastle City Council

November 2026

If you need this information in another format or language, please contact us.

Where to get help

General property enquiries

Property
Newcastle City Council, 5th Floor, Civic Centre, Newcastle upon Tyne, NE1 8QH Email: property@newcastle.gov.uk
Website: https//www.newcastle.gov.uk/property

General non-property related business advice

Contact our Capital Investment and Growth Team to find out what help and support may be available to you: businesssupport@newcastle.gov.uk

Other sources of business advice include:

Business and Intellectual Property Centre
Newcastle City Library (Level 3), Charles Avison Building, 33 New Bridge Street West, Newcastle upon Tyne NE1 8AX
Email: bipcnewcastle@newcastle.gov.uk
www.bipcnewcastle.co.uk

Investment & Growth – Economic Advisors
Newcastle City Council, 9th Floor, Civic Centre, Newcastle upon Tyne, NE1 8QH
Email: richard.dawson@newcastle.gov.uk or katie.atkinson@newcastle.gov.uk

PNE Enterprise
7-15 Pink Lane, Newcastle upon Tyne NE1 5DW
Phone: 0191 230 6410
Email: info@pne-enterprise.org
www.pne.org

RHWE Ltd
John Buddle Work Village, Buddle Road, Newcastle upon Tyne NE4 8AW
Phone: 0191 226 7979 Email: info@rhwe.org
www.rhwe.org

Business Rates Enquiries

Phone: 0191 278 7878 and ask for 'Business Rates' Email: business.rates@newcastle.gov.uk
https://www.newcastle.gov.uk/businessrates

Planning Enquiries

Phone: 0191 278 7878 and ask for 'Planning' Email: planning.control@newcastle.gov.uk
https://www.newcastle.gov.uk/planning

Important - please note

Please make sure that you read and understand the notes below.

This document has been prepared by the council Property Department who act as the council's agent in the selling or letting of this property.

The information in this document gives a general overview of the property and is only given as a guide. It does not form any part of an offer or contract and you must not rely on this information as statements or representations of fact.

Any descriptions and dimensions we refer to are given only as a guide and are not comprehensive or precise.

You should not take anything in this document as a statement that the property or any services or equipment in the property are in good condition or working order.

The information in this document is given without responsibility and you should not assume that the matters stated in it are accurate. Please make sure you inspect the property and carry out your own investigations before you agree to enter into any contract. You must rely on your own inspections, investigations and enquiries on all matters including planning or other consents.

No one employed by the council has authority to make any promises or representations or give any warranties or assurances about the property.

The property's VAT position may change without notice.

Properties available from the City of Newcastle upon Tyne

Use within Community Centres

There are community centres across Newcastle that are operated independently from the Council. The Council does not have a full list or contact details but we are aware that many of these hire out space or rooms.

You may wish to contact any in your preferred locality if you are interested in operating from them.

CATEGORY: INDUSTRIAL PROPERTY

Address	Areas from – to (sq m sq ft Unless stated Otherwise)	Rent/Price
Bath Street Workshops 1-3 **Newcastle upon Tyne, NE6 3PH**	278.71 sq m (3,000 sq ft)	**UNDER OFFER**

LOCATION
Bath Street Workshops is located within an industrial estate in Walker, three miles to the East of Newcastle. The location is at the junction of Bath Street and Welbeck Road, offering excellent access to the City Centre, Quayside and the Tyne Tunnel.

DESCRIPTION
The units are single storey terraced workshop with pitched PVC coated insulated sheet metal roof, insulated brick cavity walls with coloured steel cladding and fair faced brickwork internally. The concrete floors with power float finish are designed to take a loading of up to 25 KN per square metre.

USE
A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

RENT
On application, rents quoted are exclusive of service charge and building insurance.

SERVICE CHARGE
To be confirmed.

TERMS
The units can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES
Rateable Value - £18,500 (1st April 2023)
Rates Payable - £9,231.50 (£18,500 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information, please visit website https://www.gov.uk/apply-for-business-rate-relief

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC rating of E (105).

VAT
All rents are quoted exclusively of Value Added Tax, which will be charged on all rentals and service charge if applicable.

VIEWING
For more information or to arrange a viewing please contact our Letting Agent Avison Young
Adam Lawson Mobile +44 07825 113 277 Email adam.lawson@avisonyoung.com or Megan Cooper Mobile +44 07823552237 Email megan.cooper@avisonyoung.com

Byker Hill Units 2-5 **Newcastle upon Tyne, NE6 2UD**	962.10 sq m (10,356 sq ft)	**ON APPLICATION**

LOCATION
Byker Hill Industrial Estate is located to the East of Newcastle city Centre, surrounded by retail and residential properties with. The estate has good access to the A193 leading to the central motorway and the city centre.

DESCRIPTION
Byker Hill Industrial Estate consists of 5 units with a forecourt to each unit and dedicated car parking. The properties comprise a terraced building of steel frame construction set beneath a flat roof with brick external cladding, arranged over ground floor and mezzanine, providing industrial space and yard.

USE
A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

RENT
On application. Rents quoted are exclusive of service charge and building insurance.

SERVICE CHARGE
To be confirmed.

TERMS
The units can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES
Please contact business.rates@newcastle.gov.uk for further information.

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information, please visit website https://www.gov.uk/apply-for-business-rate-relief

ENERGY PERFORMANCE CERTIFICATE
The properties have a current EPC rate of:
Unit 2 – E (118)
Unit 3 – E (112)
Unit 4 – E (125)
Unit 5 – D (100)

VAT
All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING
For more information or to arrange a viewing please contact our Letting Agent Avison Young Adam Lawson Mobile +44 07825 113 277 Email adam.lawson@avisonyoung.com or Megan Cooper Mobile +44 07823552237 Email megan.cooper@avisonyoung.com

Denmark Street Industrial Estate Unit 17 **Newcastle upon Tyne, NE6 2XF**	46.45 sq m (500 sq ft)	**UNDER OFFER**

LOCATION
Unit 17 Denmark Street Industrial Estate is located to the East of the city in Heaton surrounded by other industrial units and residential properties. The estate has good access to the A193 leading to the central motorway.

DESCRIPTION
The unit is a single storey industrial property in a Block of 11 units of varying sizes. The unit is of traditional cavity wall brick construction with insulated mono pitched roof and power float concrete floor. Access for trading is via a roller shutter door. Each unit has a forecourt area for exclusive use.

USE
A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

RENT
To be confirmed.

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE
To be confirmed.

TERMS
The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES
Rateable Value - £3,150 (1st April 2026 - present)
Rates Payable - £1,571.85 (£3,150 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website https://www.gov.uk/apply-for-business-rate-relief

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC rating of E(114).

VAT
All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING
For more information or to arrange a viewing please contact our managing agents Savills, Michael Hansen on 07905002661 or email michael.hansen@savills.com

Denmark Street Industrial Estate Unit 21 Newcastle upon Tyne, NE6 2XF	46.45 sq m (500 sq ft)	**ON APPLICATION**

LOCATION
Unit 21 Denmark Street Industrial Estate is located to the East of the city in Heaton surrounded by other industrial units and residential properties. The estate has good access to the A193 leading to the central motorway.

DESCRIPTION
The unit is a single storey industrial property in a Block of 11 units of varying sizes. The unit is of traditional cavity wall brick construction with insulated mono pitched roof and power float concrete floor. Access for trading is via a roller shutter door. Each unit has a forecourt area for exclusive use.

USE
A wide use of industrial and warehousing uses within E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. The unit is not suitable for car repairs or production of food.

RENT
To be confirmed.

Rent quoted is exclusive of service charge and building insurance. The tenant is also liable for business rates, utilities and all other outgoings associated with their use of the unit.

SERVICE CHARGE
To be confirmed.

TERMS
The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

BUSINESS RATES
Rateable Value - £3,150 (1st April 2026 - present)
Rates Payable - £1,571.85 (£3,150 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website https://www.gov.uk/apply-for-business-rate-relief

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC rating of D(96)

VAT
All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING
For more information or to arrange a viewing please contact our managing agents Savill, Michael Hansen on 07905002661 or email michael.hansen@savills.com

17 Fawdon Park House Garage **Fawdon Park Road** **Newcastle upon Tyne, NE3 2PL**	30.34 sq m (326.6 sq ft)	**£2,200** **PER ANNUM**

LOCATION
The property is located in Fawdon Park, a predominantly residential area in Newcastle Upon Tyne and is located within the car park of Fawdon Metro Station, providing it with excellent connectivity across Newcastle, allowing for convenient access for both staff and customers via public transport.

DESCRIPTION
The garage is of brick construction, part cladded with a flat roof and an electric roller shutter. Internally, the property benefits from 1 Phase electricity, LED lights, and a concrete floor. It is not connected to either mains gas or water.

USE
Best use as storage.

RENT
£2,200 per annum

SERVICE CHARGE
To be confirmed.

TERMS
The unit can be let by way of an effectively full repairing and insuring lease by way of service charge.

ENERGY PERFORMANCE CERTIFICATE
Not applicable.

VAT
All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING
For more information or to arrange a viewing please contact Aidan Nott, Newcastle City Council on 07483511838 or email aidan.nott@newcastle.gov.uk

CATEGORY: OFFICE PROPERTY

Address	Areas from – to (sq m sq ft Unless stated Otherwise)	Rent/Price
Charlotte Square No 5 **Newcastle upon Tyne, NE6 3PH**	19.1 – 90.3 sq m (210 – 972 sq ft)	**£4,500 – £8,.500** **PER ANNUM**

LOCATION / DESCRIPTION
5 Charlotte Square is a Grade II Listed multi-occupied building located in the city centre. It is situated in an attractive parade of buildings used for a variety of commercial purposes.
The premises are suitable within Use Class E.

The premises shall be taken in their present condition and are offered to let on a full repairing and insuring basis by way of service charge, with the tenant being responsible for all outgoings in respect of the unit (including service charge, building insurance, business rates and utilities).

Lease terms are negotiable.

ENERGY PERFORMANCE CERTIFICATION
An EPC is not required for this unit.

VIEWING
For more information or to arrange a viewing please contact Kylie Embleton on kylie.embleton@newcastle.gov.uk

i4 Quayside, Newcastle Enterprise Centre, Newcastle upon Tyne, NE6 3PH	12.7 – 82.2 sq m (137 – 885 sq ft)	**MONTHLY LICENCE FEE**

LOCATION / DESCRIPTION
i4-Quayside Enterprise Centre offers new businesses a great range of serviced accommodation in Newcastle.

i4-Quayside offers quality office and light workshop accommodation. It has a serviced central reception along with two meeting rooms and a large private car park for tenants and clients. There are 54 units ranging from 12.7 sq m to 82.2 sq m (137 sq ft to 885 sq ft).

i4-Quayside is located just one mile east of the city centre and is a 15 minute drive to the A1 and other central routes, with regular access links by bus and metro.

Office accommodation is available at i4-Quayside at present.

VIEWING
For more information and current availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk.
www.newcastle.gov.uk/services/business-and-commerce/business-commerce/business-centres

i6 Quayside, Newcastle Enterprise Centre, Newcastle upon Tyne, NE6 3PH	9.9 – 227 sq m (107 – 2,443 sq ft)	**MONTHLY LICENCE FEE**

LOCATION / DESCRIPTION
i6-Charlotte Square Enterprise Centre offers new businesses modern serviced accommodation in Newcastle.

i6-Charlotte Square is a very popular building and provides attractive and dynamic office accommodation for businesses in the creative industry sector. Along with its historic setting in the city centre, i6-Charlotte Square has a serviced reception and meeting room.

There are 24 offices ranging from 9.9 sq m to 227 sq m (107 sq ft to 2,443 sq ft). Easy access to broadband with speed of 1Gb is available for an additional monthly fee.
i6-Charlotte Square is located within Newcastle city centre, with excellent transport links via car, bus train and metro as well as some public car parking.

Office accommodation is available at i6-Charlotte Square at present.

VIEWING
For more information and current availability please contact Jon McKeough on 0191 273 2233, email jon.mckeough@newcastle.gov.uk or property@newcastle.gov.uk.
www.newcastle.gov.uk/services/business-and-commerce/business-commerce/business-centres

Partnership House – Various Floors **Regent Centre, NE3 4PL**	986 – 1,375 sq m (10,616 – 14,800 sq ft)	**£25** **PER SQ FT**

LOCATION
Located within 2 minutes walk of Regent Centre bus and metro interchange linking to national rail at Central Station with close proximity to A1. The airport is close by. Gosforth High Street and Gosforth Shopping Centre are a short walk and the property is close to Gosforth Race Course and luxury residential developments including Eagle Star House.

DESCRIPTION
BREEAM rated excellent office space. Fully accessible open plan office suites with onsite parking and secure cycling facility with access to shower facilities. WC facilities on each floor.

RENT
The property has a size range from 986 sq m to 1,375 sq m (10,616 sq ft to 14,804 sq ft) as follows:

Ground Floor 986 sq m (10,616 sq ft)
Fourth Floor 1,375 sq m (14,810 sq ft)
Sixth Floor 1,375 sq m (14,804 sq ft)
Seventh Floor 1,375 sq m (14,804 sq ft)

£25 psf inclusive of rent, insurance, service charge. Tenant to pay Business Rates and Utilities.

BUSINESS RATES
For further information please contact business.rates@newcastle.gov.uk

TERMS
Full repairing and insuring lease available on flexible terms.

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC rating of D.

VAT
All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING
For more information or to arrange a viewing please contact our managing agents Patrick Matheson, Knight Frank on 0191 5945015 www.knightfrank.co.uk or Jess Ross, Naylors Gavin Black on 07702 528 881 - www.naylorsgavinblack.co.uk

Suite 1.08 High Bridge Works **High Bridge, NE1 1EW**	283 sq m (3,050 sq ft)	**£20.50** **PER SQ FT**

LOCATION
Central position just off Grey Street, located close to Theatre Royal and two minute walk to Monument Metro Station and five minute walk to Central Station.

DESCRIPTION
Suitable for creative and digital businesses. First floor, open plan office suite with exposed concrete floor with integrated meeting room. 1Gb high speed connectivity.

RENT
283 sq m (3,050 sq ft) inclusive of service charge, utilities.
255 sq m (2,750 sq ft) inclusive of service charge, utilities.

TERMS
Full repairing and insuring lease available on flexible 3 year excluded lease.

BUSINESS RATES
For further information please contact business.rates@newcastle.gov.uk

ENERGY PERFORMANCE
The property has an EPC rating of D.

VAT
All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING
For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

High Bridge Works – Various Suites **High Bridge, NE1 1EW**	Various Sizes Available	**ON APPLICATION**

LOCATION
Central position just off Grey Street, located close to Theatre Royal and two minute walk to Monument Metro Station and five minute walk to Central Station.

DESCRIPTION
Suitable for creative and digital businesses.

RENT
Various suites able, please enquire with Agent below.

TERMS
Flexible leases available.

BUSINESS RATES
For further information please contact business.rates@newcastle.gov.uk

ENERGY PERFORMANCE
The property has an EPC rating of D.

VAT
All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING
For more information or to arrange a viewing, please contact our Managing Agents Patrick Matheson, Knight Frank on 07796 192 356 or Nathan Douglas, Knight Frank on 07790 931 318 - www.knightfrank.co.uk

The Lumen, Newcastle Helix **Newcastle upon Tyne NE4 5BZ**	252.97 – 668.90 sq m (2,723 – 7,200 sq ft)	**ON** **APPLICATION**

LOCATION/DESCRIPTION
The Lumen is a modern, high specification, Grade A office block with flexible floorplates and stunning panoramic views. There is a large communal reception area and the suites have raised floors, LED lighting, exposed services, shower facilities and secure cycle storage. Rated BREEAM Excellent. WiredScore rating: Gold.

RENT
A variety of lease terms will be considered.

BUSINESS RATES
For further information please contact business.rates@newcastle.gov.uk

ENERGY PERFORMANCE
The property has an EPC rating of A(25).

VAT
All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING
For more information or to arrange a viewing, please contact our letting agents Greg Davison Savills on 07977 587 303 greg.davison@savills.com, Emma Young Savills on 07977 097 760 emma.young@savills.com or Adam Lawson Avison Young on 07825 113 277 adam.lawson@avisonyoung.com

The Toffee Factory, Lower Steenberg's Yard **Newcastle upon Tyne, NE1 2DF**	24.71 – 64.84 sq ft (266 - 698 sq ft)	**ON APPLICATION**

LOCATION/DESCRIPTION
Located in a Former Maynards Sweet Factory and within the heart of the Ouseburn Valley, a vibrant community just east of Newcastle City Centre. Toffee Factory is a modern serviced office with a number of suites available. The building houses SMEs based in the creative industries.

RENT
The property is available on flexible short term leases at a rental of £39 per sq ft.

BUSINESS RATES
For further information please contact business.rates@newcastle.gov.uk

ENERGY PERFORMANCE
The property has an EPC rating of B.

VAT
All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING
For more information or to arrange a viewing, please contact our Managing Agents Patrick Matheson, Knight Frank on 07796 192 356 or Nathan Douglas, Knight Frank on 07790 931 318 - www.knightfrank.co.uk

CATEGORY: RETAIL PROPERTY

Address	Areas from – to (sq m sq ft Unless stated Otherwise)	Rent/Price
37A Church Walk **Newcastle upon Tyne NE6 2DP**	81.55 sq m (878 sq ft)	**£15,000** **PER ANNUM**

LOCATION
The property is of brick built construction with a metal sheet clad finish. The development was constructed in 2023. The premises comprises of a sizeable retail unit at ground floor level which is in a shell specification with services capped off awaiting a full tenant fit out. The property benefits from having a solid concrete floor throughout, two entrance points to the front and left side elevation secure via roller shutter doors and a rear double door fire escape /delivery access. The property sits directly adjacent to Heron Foods and Greggs which attract good levels of footfall on a consistent basis throughout the day.

DESCRIPTION
The subject property is located on Church Walk in Walker in close proximity to A186 and B1313. Church Walk provides a mixture of uses including residential, retail and office accommodation.

ACCOMMODATION
Ground Floor 81.55 sq m (878 sq ft)

ASKING RENT/TERMS
The premises is available on an effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £15,000 per annum exclusive of VAT, subject to contract.

BUSINESS RATES
The property is yet to be assessed for rating purposes by the VOA however during the course of any tenancy they may request access to inspect in order to apply a rateable value.

Due to the size and location of the property, we would anticipate that the premises would fall under small business rates relief. Interested parties are advised to make contact with Business Rates at Newcastle City Council to obtain clarity on the business rates and rates payable for the property.

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC rating of A(11).

VAT
All rents quoted are deemed exclusive of VAT where chargeable.

VIEWING
For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

Cruddas Park Shopping Centre No 10 **Newcastle upon Tyne NE4 7QY**	162 sq m (1,744 sq ft)	**UNDER OFFER**

LOCATION/DESCRIPTION
Unit 10 Cruddas Park Shopping Centre is located on Westmorland Road in the Elswick area of Newcastle upon Tyne. Elswick is a residential district situated approximately 1.9 miles west of Newcastle City Centre, offering convenient access to urban amenities while maintaining a community orientated atmosphere. Elswick is characterised by a diverse population and a strong sense of community. The area has a mix of residential properties and is known for its cultural diversity, with various community initiatives and events taking place throughout the year.

The subject property is situated on a corner plot of Cruddas Park Shopping Centre benefitting from return frontage. The unit is comprised over ground floor and offers a spacious retail sales area with ancillary storage, kitchen and WC facilities to the rear. There is a car park situated directly adjacent to the unit for up to approximately 12 parking spaces with ramped access for deliveries. There is also a larger car park to the rear elevation offering ample parking provisions on site. The property also benefits from electric roller shutter access, suspended ceiling throughout, 3 phase electricity supply and is DDA compliant. Any prospective tenant could also apply to the Local Planning Authority for an external pavement licence to accommodate tables/chairs if required for their business. Viewings are highly recommended.

ACCOMMODATION
The accommodation provides a ground floor retail sales area and kitchen of 162 sq m (1,744 sq ft) with nearby occupiers including Morrisons Daily and Newcastle College.

USE
We understand that the property currently 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.

ASKING RENT/TERMS
A new Effective Full Repairing and Insuring Lease is available with terms to be agreed, subject to contract, at an asking rent of £12,500 per annum exclusive of VAT.

BUSINESS RATES
Ratable Value - £12,500 (1st April 2023)
Rates Payable - £6,237.50 (£12,500 x 49.9 pence)

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000.

For Further information, visit website www.gov.uk/apply-for-business-rate-relief

ENERGY PERFORMANCE CERTIFICATE
An EPC rating is to be advised.

VAT
All rents quoted are deemed exclusive of VAT where chargeable.

VIEWING
For further information, please contact our Letting Agent Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk or Amy Lamming on 07561 710 960 or email amy.lamming@sw.co.uk

Grainger Market Various
Newcastle upon Tyne NE6 2DP

DESCRIPTION

Please note that Sanderson Weatherall will be dealing with the letting of all Grainger Market units as the Council's Letting Agent.

If you wish to be added to Sanderson Weatherall's Grainger Market Mailing list to receive updated marketing particulars in future, please email Sanderson Weatherall directly on mark.convery@sw.co.uk / amy.lamming@sw.co.uk confirming your full name, preferred email address and proposed use.

Mallowburn Crescent Unit 13a	184.29 sq m	**UNDER**
Newcastle upon Tyne NE3 3YL	(1,984 sq ft)	**OFFER**

LOCATION
The property is situated in Kenton, a well-established residential suburb in the North West of Newcastle upon Tyne. The area benefits from its proximity to Gosforth and the Town Moor to the South, offering both a pleasant suburban setting and convenient access to green space.

Excellent transport links are available, with Newcastle International Airport located to the West and easily accessible via nearby road networks.

DESCRPTION
The premises comprise a ground floor retail unit positioned within a small parade of local shops. Nearby occupiers include Pizza King, Hair Salon, Newsagent, all of which help to generate a steady and reliable level of local footfall. The unit is ideally suitable for a variety of retail or service based uses, benefitting from both visibility and accessibility in this popular neighbourhood setting.

ACCOMMODATION
The property comprises of approximately 28.8 sq m (310 sq ft)

TERMS
The property is available by way of a new full repairing and insuring lease.

RENT
£7,500 per annum

ENERGY PERFORMANCE CERTIFICATE
To be assessed.

VAT
All figures quoted are exclusive of VAT where chargeable.

VIEWING
For more information, please contact our Letting Agent Ellie Combe on 07544 655 575 or email ellie.combe@naylorsgavinblack.co.uk or Chris Pearson on 07834 328 678 or email chrisp@naylorsgavinblack.co.uk

804 Shields Road **Newcastle upon Tyne NE6 4QN**	50.91 sq m (548 sq ft)	**ON** **APPLICATION**

LOCATION
The property is situated on Shields Road in the Walkergate area of Newcastle upon Tyne. It occupies a prominent position adjacent to Lidl and benefits from good levels of passing traffic and public transport links, including nearby bus routes and Walkergate Metro Station.

DESCRPTION
The property comprises a self-contained ground floor retail unit with a return frontage extending to approximately 50.91 sq m (548 sq ft) NIA. The property also benefits from an external enclosed rear year.

ACCOMMODATION
The property briefly comprises of approximately 50.91 sqm (548 sq ft) Net Internal Area

ASKING TERMS/RENT
The premises is available on an effective full repairing and insuring lease for a term of years to be agreed.

Rent on application, exclusive of any other outgoings.

BUSINESS RATES
The subject property should qualify for small business rates relief, however we would recommend any interested parties verify the accuracy of this information with Business Rates at Newcastle City Council.

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC rating of D(89).

VAT
All figures quoted are exclusive of VAT where chargeable.

VIEWING
For further information, please contact our Letting Agent Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk or Amy Lamming on 07561 710 960 or email amy.lamming@sw.co.uk

St Anns Close No 260	57.50 sq m	**UNDER**
Newcastle upon Tyne NE6 2AL	(619 sq ft)	**OFFER**

LOCATION
The property is east of the City Centre offering a mix of residential and local commercial uses. The location benefits from proximity to several amenities with multiple supermarkets within circa 0.3 miles including Tesco, Sainsburys and Morrisons.

DESCRPTION
The property comprises a mid-terraced retail unit sitting comfortably within a small retail parade in the east end of the City of Newcastle, only a short walking distance to Quayside, Ouseburn, Byker and Newcastle City Centre. The property offers a spacious open plan retail unit with internal storage and WC facilities to the rear. There is a small secure rear yard accompanying the property which provides additional storage and refuse.

ACCOMMODATION
Ground Floor - 57.50.sq m (619 sq ft)

ASKING TERMS/RENT
The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £6,500 per annum, subject to contract

BUSINESS RATES
Rateable Value £3,900 (1st April 2023)

The subject property should qualify for small business rates relief, however we would recommend that any interested party verifies the accuracy of this information and rates payable with the Business Rates Department at Newcastle City Council.

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC rating of B(32).

VAT
All figures quoted are exclusive of VAT where chargeable.

VIEWING
For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

482 Welbeck Road **Newcastle upon Tyne, NE6 2PA**	25.47 sq m (274 sq ft)	**£5,750** **PER ANNUM**

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 and St Anthony's Road. With strong public transport links and ongoing revitalisation to the area, the property is strategically positioned to serve a range of commercial uses.

DESCRIPTION
The ground floor provides a well-proportioned retail sales area with additional internal storage. Externally, the wide pavement fronting the unit offers potential for outdoor seating, subject to the necessary licence from the Local Planning Authority, 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. Toilet facilities are also available in the rear yard.

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.

ACCOMMODATION
The accommodation briefly comprises of the following approximately Net Internal Area (NIA)

GF Sales Area	19.62 sq m (211 sq ft)
GF internal Storage	5.85 sq m (63 sq ft)
Total	**25.47 sq m (274 sq ft)**

ASKING RENT/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 £5,750 per annum, subject to contract.

BUSINESS RATES
The property is yet to be assessed for rating purposes by the VOA however during the course of any tenancy they may request access to inspect in order to apply a rateable value.

Due to the size and location of the property, we would anticipate that the premises would fall under small business rates relief. Interested parties are advised to make contact with Business Rates at Newcastle City Council to obtain clarity on the business rates and rates payable for the property.

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC rating of E(121).

VAT
All rents quoted are deemed exclusive of VAT where chargeable.

VIEWING
For more information, please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

Wretham Place 16	50.95 sq m	**UNDER**
Newcastle upon Tyne NE2 1XU	(548 sq ft)	**OFFER**

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.

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.

ACCOMMODATION
The property comprises of the following approximate areas:

Retail Sales Area	29.82 sq m (321 sq ft)
Kitchen/Internal Storage	21.13 sq m (227 sq ft)
TOTAL	50.95 sq m (548 sq ft)

ASKING RENT/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
Rateable Value £4,250 (1st April 2026)

The subject property should qualify for small business rates relief, however we would recommend that any interested party verifies the accuracy of this information and rates payable with the Business Rates Department at Newcastle City Council.

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC Rating of D(99) and is valid until 9 December 2031.

VAT
All figures quoted are exclusive of VAT where chargeable.

VIEWING
For more information, please contact our Letting Agent Mark Convery on 07525 872 141 or email mark.convery@sw.co.uk or Amy Lamming on 07561 710 960 or email amy.lamming@sw.co.uk

Wretham Place 18	44.39 sq m	**£8,500**
Newcastle upon Tyne, NE2 1XU	(478 sq ft)	**PER ANNUM**

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.

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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.

ACCOMMODATION
The property comprises of the following approximate areas:

Retail Sales Area	44.39 sq m (478 sq ft)
Kitchen/Internal Storage	14.56 sq m (157 sq ft)
TOTAL	44.39 sq m (478 sq ft)

ASKING RENT/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
Rateable Value £4,200 (1st April 2026)

The subject property should qualify for small business rates relief, however we would recommend that any interested party verifies the accuracy of this information and rates payable with the Business Rates Department at Newcastle City Council.

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC Rating of E(110) and is valid until 19 May 2028.

VAT
All figures quoted are exclusive of VAT where chargeable.

VIEWING
For more information, please contact our Letting Agent Mark Convery on 07525 872 141 or email mark.convery@sw.co.uk or Amy Lamming on 07561 710 960 or email amy.lamming@sw.co.uk

The Lumen Café/Restaurant **Newcastle upon Tyne NE4 5BZ**	118 – 143 sq m (1,270 – 1,539 sq ft)	**ON** **APPLICATION**

DESCRIPTION

Unit 1 Lumen 118 sq m (1,270 sq ft)
Unit 2 Lumen 143 sq m (1,539 sq ft)

Situated within the Ground Floor of The Lumen, within the landmark Helix City Quarter within Newcastle City Centre.

Two exciting new leisure units available in shell condition with opportunity for external seating and consent for restaurant / café / leisure use.

For further information please contact our Letting Agents Mark Convery, Sanderson Weatherall on 07525 872 141 or email mark.convery@sw.co.uk

CATEGORY: FORTHCOMING OPPORTUNITIES

Address	Areas from – to (sq m sq ft Unless stated Otherwise)	Rent/Price
Former Gibson Street Baths **New Bridge Street** **Newcastle upon Tyne**	2,050 sq ft	

LOCATION

FORTHCOMING DEVELOPMENT OPPORTUNITY - Grade II listed building built in 1906 as a public washhouse and baths which, until October 2015, was partly used as a badminton centre. The majority of the building has restricted access and is unusable in its present condition. GIA 2050 sqm (22,068 sq ft). In need of extensive repair and refurbishment. To register your interest please email andrew.richards@newcastle.gov.uk

Lower Steenberg's Yard Unit 4 **Newcastle upon Tyne**	191.38 sq m (2,060 sq ft)	**TBC**

AVAILABLE MID JANUARY 2027

LOCATION / DESCRIPTION

Steenberg's Yard offers a self-contained office or studio units, available from January 2027. Tenants of the unique offering will have the opportunity to occupy self-contained industrial styled office space specified to allow occupiers to fit out in their own individual requirements. The suites present a blank canvass on which to make your individual mark, promote your brand and demonstrate the core values of your business.

Unit 4 is of 2060 sq. Ft (191.38 sq.) in size and is a high-quality self-contained ground floor commercial unit in a prominent riverside location, offering a bright, naturally ventilated workspace with excellent natural light. The unit benefits from its own dedicated entrance, WC facilities, LED lighting, and the opportunity for an occupier to deliver a bespoke CAT B fit-out, making it suitable for a wide range of business uses. Externally the property has the benefit of attractive views and close access to the Newcastle Quayside.

TERMS

The units are available on a new effective Full Repairing and Insuring lease for a term of years to be agreed.

RENT

To be confirmed.

SERVICE CHARGE

A service charge and estate charge will be payable. Further details are available on request.

BUSINESS RATES

The tenant will be responsible for the payment of business rates. Interested parties should make enquiries with the local rating authority (Newcastle City Council's Business Rates team), please contact business.rates@newcastle.gov.uk

Small Business Rates Relief may be applicable if you occupy a single property with a rateable value below £15,000. For further information visit website https://www.gov.uk/apply-for-business-rate-relief

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A(25) valis until 6th March 2034.

VAT

All rents quoted exclusive of Value Added Tax which will be charged on all rentals and service charge.

VIEWING

For more information or to arrange a viewing please contact our letting agent Naylors, Ellie Combe on 07544 655 575 or email elliecombe@naylors.co.uk