



## SHOP TO LET

**11 Shibdon Road, Blaydon, Tyne & Wear, NE21 5AF**

Ground floor shop | Popular location | Opposite Blaydon Shopping Centre & Medical Centre | Rent only £9,000 per annum

### LOCATION

The town of Blaydon lies in the Borough of Gateshead, approximately 5 miles west of Gateshead town centre. It is a popular location and enjoys easy access to the A1 Trunk road and the surrounding Tyneside area.

The property forms part of a small terrace of shops opposite Blaydon shopping centre. Other occupiers in the centre include several national retailers, including Morrisons, Boots, B&M, Card Factory, Greggs and Costa. The centre also has a large free car park.

The property is located within a Conservation area.

## DESCRIPTION

The property comprises a ground floor shop within a two-storey mid-terraced building of stone construction under a pitched slate covered roof.

The shop benefits from a single glazed timber framed shop front with recessed entrance and external electrically operated roller shutter. Internally, the property comprises a retail area to the front, rear shop, store and w.c. It benefits from a suspended ceiling with integral LED lighting and gas fired central heating system to radiators.

The property would be suitable for a variety of retail uses, subject to all necessary consents including planning consent being obtained if necessary.

## ACCOMMODATION

### Ground Floor

Front shop	27.04 sq m	(291 sq ft)
Rear shop	21.74 sq m	(234 sq ft)
Rear store	11.17 sq m	(120 sq ft)
<b>Total</b>	<b>59.95 sq m</b>	<b>(645 sq ft)</b>

## TENURE

The property is available to let by way of a new internal repairing and insuring lease for a term of years to be negotiated. The landlord will be able to recover a fair proportion of the cost of maintaining the structure and fabric of the building and the common areas from the tenant.

## RENT

£9,000 per annum, exclusive of business rates and payable quarterly in advance. The property is not registered for VAT and therefore VAT will not be payable on the rent.

## RATEABLE VALUE

The property has a rateable value of £4,700.

It is anticipated that new tenants will benefit from small business rates relief if this is their only commercial property and there may therefore be no rates payable. However, potentially interested parties should seek confirmation from the business rates department of the Local Authority.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-119. A copy of the certificate and recommendation report are available on request.

## VIEWING

Strictly by appointment with sole agents youngsRPS, reference Paul Fairlamb or Chris Pattison.

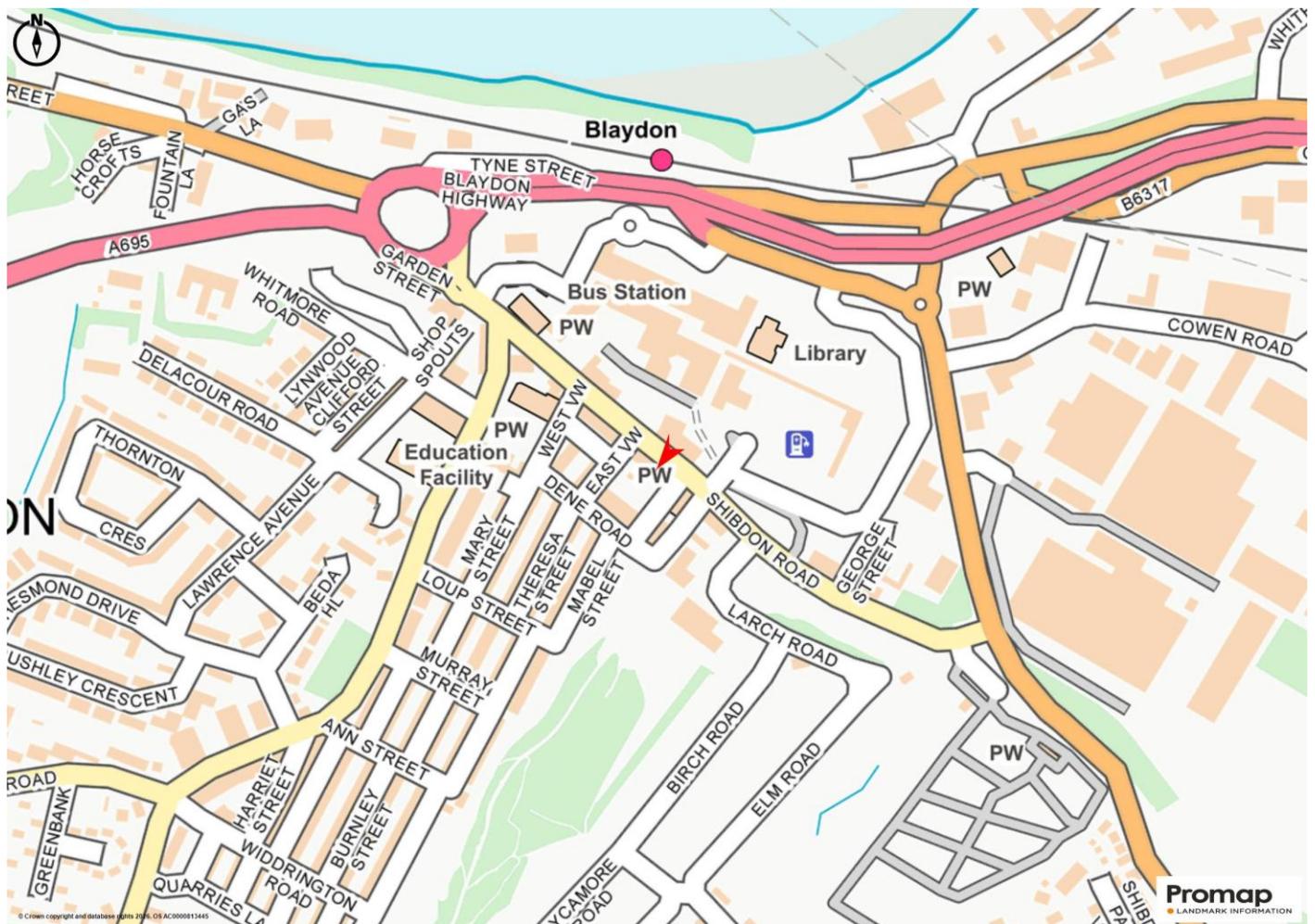
## LOCAL AUTHORITY

Gateshead Council, Civic Centre, Regent Street, Gateshead, Tyne & Wear, NE8 1HH

All figures quoted above are exclusive of VAT where chargeable.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage.





## Particulars prepared March 2026

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