



SHOP TO LET

49 Station Road, Hebburn, Tyne & Wear, NE31 1LA

Versatile retail unit | Low business rates | Excellent passing trade | Rent £11,000 per annum

LOCATION

Hebburn is a town within the borough of South Tyneside, approximately 5.5 miles east of Newcastle upon Tyne and 3 miles west of South Shields. The area benefits from excellent transport links and a mix of residential, commercial, and light industrial uses.

The subject property occupies a prominent position on Station Road close to Hebburn Metro Station, which lies directly on Station Road and provides regular services to Newcastle City Centre, Gateshead, and South Shields via the Tyne & Wear Metro network. Several bus routes also operate nearby, offering convenient local connections.

Access to the wider regional road network is straightforward, with the A185 leading west towards the A194(M) and A1(M), and east towards the A19 and coastal areas.

The surrounding area offers a range of amenities including supermarkets, cafés, schools, healthcare facilities, and leisure spaces, all within a short walking distance. Hebburn town centre and Riverside Park on the River Tyne are also close by, providing a pleasant local environment for businesses and residents alike.

DESCRIPTION

The subject property comprises a ground floor retail unit, with brick elevations and single glazed timber framed shop front with roller shutter. Internally the accommodation provides a main retail area with a kitchen/storage area and WC to the rear.

ACCOMMODATION

The property provides the following approximate net internal floor area:

Ground floor: 53.37 sq m (574 sq ft)

USE

Suitable for retail use and formerly used as a barbers shop. It may also be suitable for other commercial uses. Interested parties should ensure that all necessary consents, including planning consent, are obtained if necessary for their proposed use. However, at the request of the landlord, uses including barbers, vapes, convenience store or hot food takeaway will not be accepted.

SERVICES

We understand that all mains services are available at the property, however interested parties should satisfy themselves as to the suitability of these services.

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

The property is available to let a rent of £11,000 per annum exclusive of business rates and payable monthly in advance.

The property is not registered for VAT and therefore VAT will not be payable on the rent.

BUSINESS RATES

The property is assessed for Business Rates as follows:

Description: Shop & premises
Rateable Value: £7,300

It is envisaged that occupiers may qualify for small business rates relief. Business rates may therefore not be payable.

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb or Chris Pattison on Tel: 0191 2610300

LEGAL COSTS

Each party to bear their own legal costs.

LOCAL AUTHORITY

South Tyneside Council, Town Hall & Civic Offices, Westoe Road, South Shields, NE33 2RL. Tel: 0191 4277000

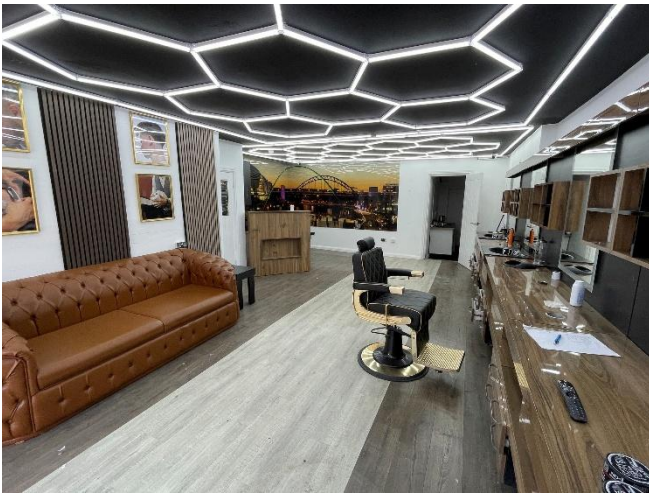
All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D-87.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.





Particulars prepared April 2026

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