



SHOP TO LET

East House, Appleby Place, Barmoor, Ryton, NE40 3TX

Retail unit | Available immediately | Good passing trade | Rent only £6,000 per annum

LOCATION

The property is located in Barmoor, in between Ryton and Crawcrook, just south of the River Tyne, roughly 7 miles west of Newcastle upon Tyne. The area is well connected to the surrounds via the A695 and the B6317. The A1 is also nearby and Newcastle airport is approximately 8 miles north. The property is located off Main Road (B6317), which connects Ryton to Barmoor and Crawcrook. Other occupiers nearby include Ryton Rugby club, Coop Food, and the Fox and Hounds pub.

DESCRIPTION

The property comprises a ground floor retail unit with UPVC double glazed shop front, occupying the corner position within what appears to be a converted semi-detached residential cottage. The building itself features brick elevations clad in sandstone, and a dual pitched roof with slate tiles. To the rear is an extension with a sloped mineral felt roof.

Internally the property provides a front room/office, treatment room, kitchen and WC.

ACCOMMODATION

The property provides a net internal area of approximately:

35.13 sq m (378 sq ft)

USE

The property was formerly in use as an holistic therapy practice. 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.

SERVICES

We understand that mains services including water and electricity 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 at a rent of £6000 per annum exclusive of business rates and payable monthly in advance.

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

BUSINESS RATES

The property is assessed for business rates as follows:

Description: Shop and premises

Rateable Value: £2,500

VIEWING

Strictly by appointment by sole agents youngsRPS.

Contact Chris Pattison Tel: 0191 2610300 or email: chris.pattison@youngsrps.com or

Paul Fairlamb, email: paul.fairlamb@youngsrps.com

LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

Gateshead MBC, Civic Centre, Regent Terrace, Gateshead, NE8 1HH (Tel: 0191 4333000).

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed for its EPC Rating. A copy of the Energy Performance Certificate and Recommendation Report will be available on request.

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 May 2026

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