



### 3-5 St Georges Road, Cullercoats NE30 3JX

- Spacious Double Fronted Retail Unit
- Floor Area 165.7 sq. m (1,783 sq. ft)
- Prominent Position within Affluent Costal Area
- Suitable for a Variety of Uses (STPP)
- On Street Parking
- Paved Forecourt Area to the Front
- Landlord would Split the Unit if Required

**Rent: £30,000 per annum**

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## Location

The property occupies a prime position on St Georges Road, close to the junction with Marden Avenue, which offers direct access to the popular Cullercoats seafront. Located in an affluent and highly desirable area, the premises benefit from strong footfall and high visibility within an established retail parade. The location is further enhanced by its proximity to Cullercoats Metro Station and a nearby bus stop, providing excellent transport links and easy access for both customers and staff.

## Description

This well-presented and spacious ground floor retail unit forms part of a two-storey, mid-terrace building and was most recently occupied by One Stop. Situated in a prime location within an affluent coastal community, the unit offers an excellent opportunity for a wide range of commercial occupiers.

The property provides a total ground floor area of approximately 165.7 sq. m (1,783 sq. ft). The layout comprises a predominantly open-plan retail space, with a separate store room and W.C. facilities to the rear, offering flexibility for various business types. The landlord is also willing to consider splitting the unit to accommodate smaller requirements, subject to terms.

The open-plan nature of the space allows for easy reconfiguration to suit a range of commercial uses, including retail, restaurant, café, health & beauty, or professional services (subject to the necessary consents).

The property benefits from a generous paved forecourt area to the front, providing an attractive and practical space that enhances visibility and kerb appeal. This area offers potential for external displays, signage, or limited outdoor seating, subject to the necessary consents, further increasing the property's commercial flexibility and footfall appeal.

## Floor Area

165.7 sq. m (1,783 sq. ft)

## Rent

£30,000 per annum (Whole Unit)

£12,000 per annum (Left Unit)

£18,000 per annum (Right Unit)

## Tenure

Leasehold - A new lease is available, terms and conditions to be agreed.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £10,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: I228 (Version 2)**

**Prepared: 25<sup>th</sup> April 2025**



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