Barker Proudlove

Leeds Office:
0113 388 4848

For Sale



GATESHEAD

540-542 Durham Road, Low Fell, NE9 6HX

Total Area: 1,685 sq ft (156.54 sq m)
Price: OIRO £180,000

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Location & Description:

- **Durham Road is the main retail parade within Low Fell.**
- **The subject property is located amongst this retail parade surrounded by a number of national and regional occupiers, including Subway, Low Fell Florist, Lux Nails, Greggs and more.**
- **The subject unit is approximately 4.5 miles (10 minute drive time) to Newcastle-upon-Tyne.**
- **The freehold of the entire building is available.**

Demise:

Ground Floor	861 sq ft	(79.99 sq m)
Lower Ground Floor	338 sq ft	(31.40 sq m)
First Floor	486 sq ft	(45.15 sq m)

Tenure:
Freehold with vacant possession.

Price:
Offers in the region of £180,000.

Planning:
We understand the property has planning at ground floor for sui generis use. Interested parties are advised to make their own enquiries with the Local Authority.

EPC:
Energy Performance Rating Assessment - C.

Legal and Professional Fees:
Each party to bear their own costs.

VAT:
We have been informed by our client that the property is not elected for VAT. Interested parties are advised to make their own enquiries.

Rating Assessment:
Rateable Value (April 2026) £11,500.
Interested parties are advised to contact the local business rates department.

Date Prepared:
October 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Kiera McLaughlin
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kiera@barkerproudlove.co.uk

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

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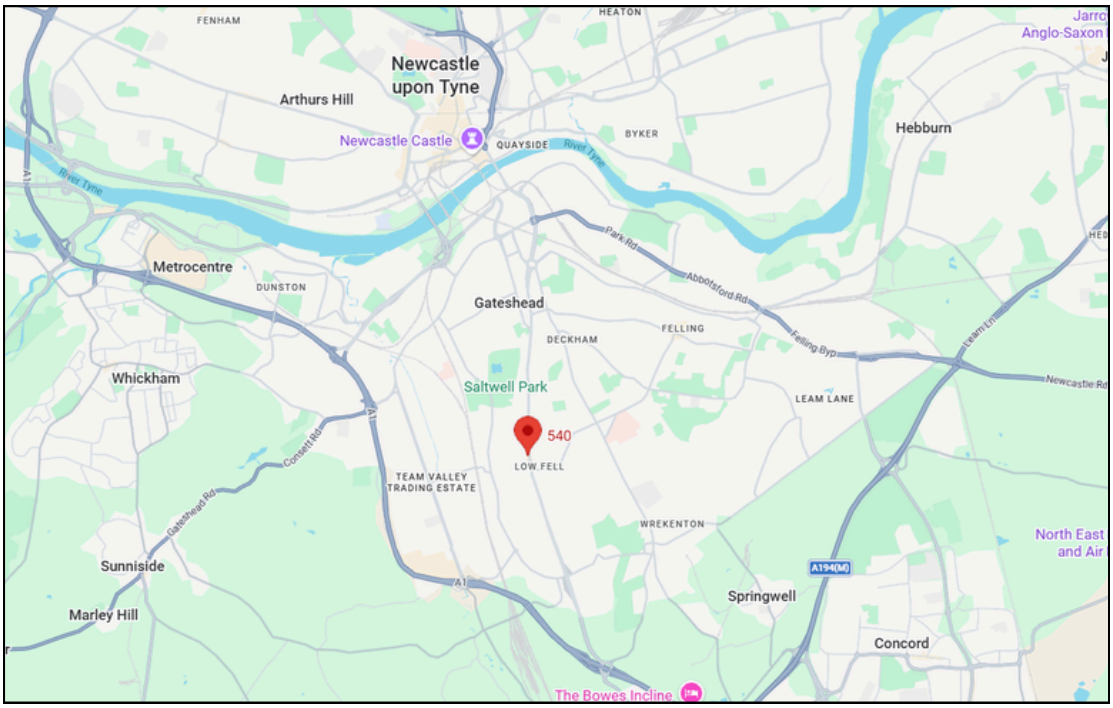

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