



## SHOP TO LET

**30a Moulton Court, Blakelaw, Newcastle upon Tyne, NE5 3RS**

Local shopping parade | Spacious accommodation | Rent only £6,500 per annum

### LOCATION

Blakelaw is approximately 3 miles northwest of Newcastle city centre, and benefits from a strong local catchment and steady passing trade. The area is well served by local amenities and a mix of national and independent retailers.

Excellent transport connections are available, with regular bus services to the city centre and surrounding areas. The A1 (Western Bypass) and A167 are easily accessible, providing convenient links across Tyneside and beyond.

The subject property is located within a local shopping parade, with other occupiers including SPAR, Glitter & Glow NE, Fork Candles homewares, Blakelaw Barber, Fish Inn, Ladbroke's, The Bread Machine bakery, Eastend Diner Indian takeaway, and Paradise Gardens Chinese takeaway.

## DESCRIPTION

The subject property is a mid-terrace, brick built, ground floor retail unit featuring a single glazed aluminium framed shop front with integrated roller shutter. Inside, the accommodation provides a main retail area, rectangular in shape with a small kitchenette and partitioned single WC to the rear.

Floors are carpeted throughout, walls are plastered and painted, with suspended ceiling and fluorescent lighting.

## ACCOMMODATION

We have measured the property as providing the following approximate net internal area:  
98.20 sq m (1057 sq ft)

## USE

The property is suitable for retail use and was previously occupied as a charity shop. It may also be suitable for other uses, subject to planning consent being obtained if required.

## TENURE

The property is available to let by way of a new fully repairing and insuring lease for a term of two years, to be outside of the Landlord & Tenant Act 1954.

## RENT

The property is available to let at a rent of £6,500 per annum, exclusive of business rates, payable quarterly or monthly in advance.

The property is registered for VAT and therefore VAT will be payable on the rent.

## BUSINESS RATES

The property is assessed for Business Rates as follows:

Description:	Shop & premises
Rateable Value:	£4,700

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 is to bear their own legal costs.

## LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne, Tel: 0191 232 8520.

*All figures quoted above are exclusive of VAT where chargeable.*

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of B-41

A copy of the Energy Performance Certificate and Recommendation Report is 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 December 2025

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