

AVAILABLE FROM OCTOBER 2026

Retail / Office Unit To Let

REF: NE2211

1c Rear of Church Street, Cramlington NE23 6QQ



- Ground Floor circa 375 sq.ft. / 35 sq.m.
- Currently trading as a beauty salon.
- Former dog grooming parlour.
- Close to free car parks.
- New lease available.
- RENT £150 per week.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

0191 487 8566

www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

Cramlington is located approximately 9 miles from Newcastle upon Tyne. The subject property is located within 0.5 miles from Manor Walks Shopping Centre.

Description

The premises comprises a ground floor single storey retail unit situated to the rear of Church Street. Internally the unit has been configured to provide a pleasant reception and waiting area with two separate treatment rooms off. The accommodation has a plastered ceiling and walls, various power and light sockets with kitchenette and WC facilities.

The unit is currently trading as a beauty salon and was previously occupied as a dog groomer. The space would be suitable for a variety of other uses, subject to any required consents.

Other local occupiers include Hairdressers, Coral Bookmakers and a Veterinary Practice and the unit is located to the rear of a pleasant parade, adjacent to the Church. There are also a couple of free car parks within easy walking distance of the unit.

Accommodation

Ground Floor: GIA 375 sq.ft. (35 sq.m.)

Reception
Treatment Room 1
Treatment Room 2
Kitchenette
W.C.

Services

Electricity and water is connected to the unit and one of the treatment rooms is air conditioned.

EPC

Not applicable.



Terms

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

Consideration may be given to a flexible lease option but a 3 month rent deposit will be required in all cases. Further details upon request.

VAT

Not applicable.

Business Rates

The premises are assessed as follows:
Rateable Value £5,300 (2026 list)
Rate free incentives subject to individual status.

Money Laundering Regulations

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



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



0191 487 8566

admin@northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN