

LEASEHOLD OFFERS INVITED – RETAIL UNITS ADJACENT TO PROPOSED ASDA EXPRESS CONVENIENCE STORE

RETAIL UNITS AT THE FORMER NEW MILL PH, CHESTERTON ROAD, SOUTH SHIELDS, TYNE AND WEAR, NE34 9HG



- Exciting retail opportunity situated in South Shields anchored by an Asda Express convenience store
- Strong roadside location with over 20,000 daily vehicle movements
- Available by a way of a new lease
- Site to be delivered by Q2 2027
- Unit B - Class E(a) Use – 1,500 sq ft

Location

South Shields is a well-established coastal town within the metropolitan borough of South Tyneside, positioned approximately 12 miles east of Newcastle upon Tyne, 8 miles north of Sunderland, and 3 miles south of the Tyne Tunnel. The town benefits from strong regional connectivity via the A19, A194(M) and A185, providing direct access to Newcastle, Sunderland, the A1(M), and the wider North East road network.

The property is situated on the corner of Chesterton Road and John Reid Road(A1300), within a well-established suburban area to the west of South Shields town centre. The immediate surroundings are predominantly residential, comprising a mix of family housing, local amenities, and community uses typical of a suburban neighbourhood. The location offers convenient access to nearby services including local shops, schools, parks, and everyday conveniences, with South Shields town centre approximately 2 miles to the east, providing a broader retail and leisure offer.

The surrounding area includes a range of independent retailers, takeaways, convenience stores, and neighbourhood service. The property occupies a prominent position within this established residential setting, benefitting from good accessibility and strong traffic flows.

Property Description

Two new commercial units, available in 2027.

Accommodation

The new convenience retail unit (Use Class E) will be available to let from 2027 as part of the refurbishment of the former New Mills PH. The unit will provide modern, flexible accommodation suitable for restaurant, café or retail use.

The proposal retains the building's existing character, with refurbished features and light external upgrades. A small single-storey extension provides the space needed for new, high-quality shopfronts. The extension reflects the original form while introducing contemporary glazing and cladding to create defined bays and clear, welcoming frontages to both the A1300 and Chesterton Road.

Tenure

The premises are available on a new lease, with rent and terms to be agreed, subject to landlord's consent.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Planning Portal – [Link](#)

Services

We understand the property will be connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Business Rates and Council Tax

To be assessed.

VAT

VAT will be applicable on the letting of this property.

EPC

To be assessed.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: Richard Tole

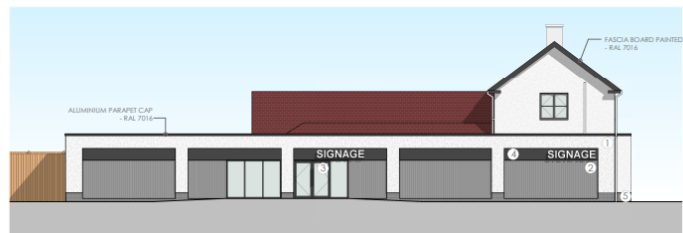
Tel: 07917 088 221

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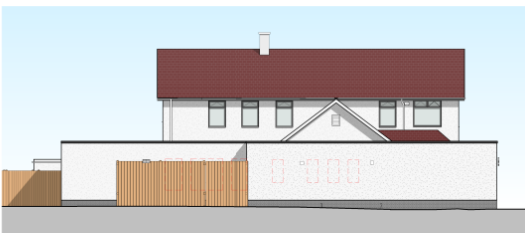
A2



Proposed North Elevation
Scale: 1 : 100



Proposed East Elevation
Scale: 1 : 100

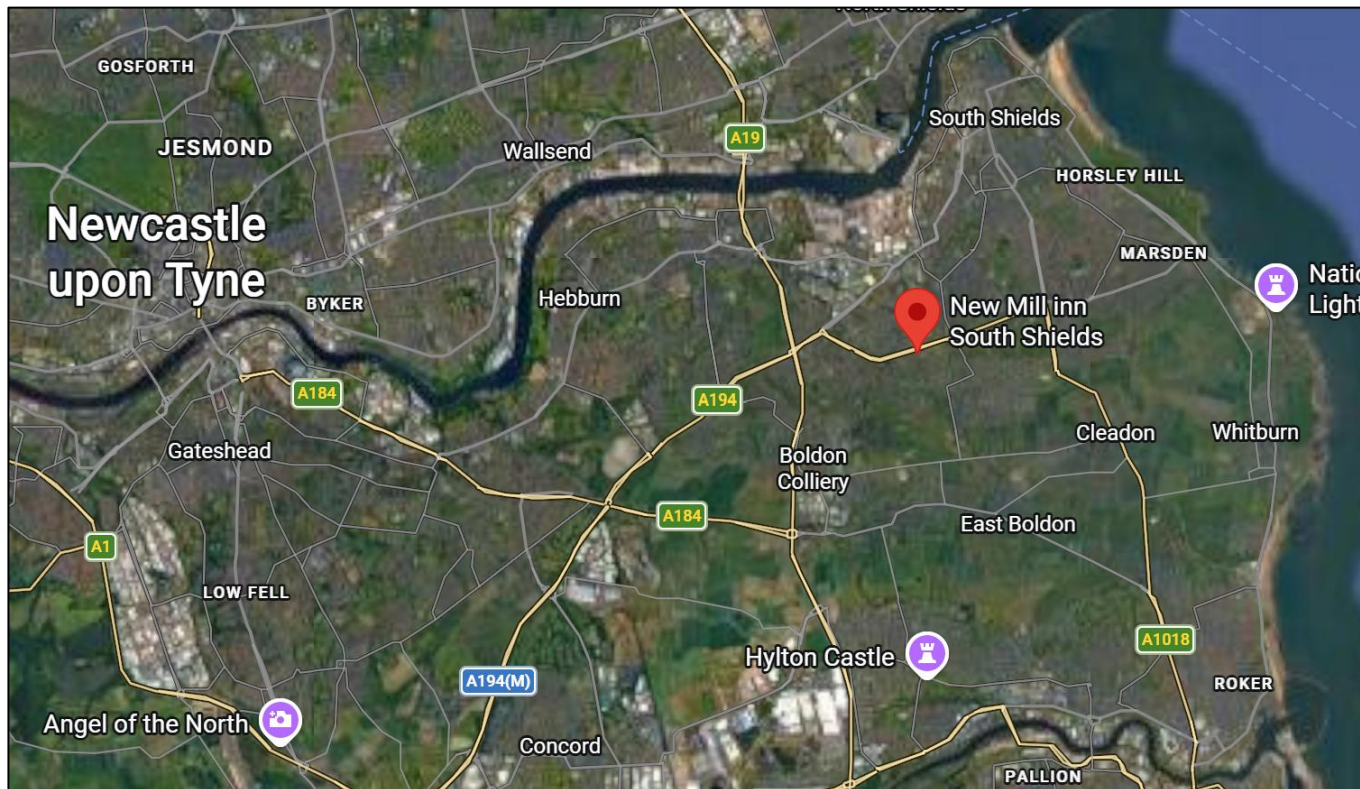


Proposed South Elevation
Scale: 1 : 100



Proposed West Elevation
Scale: 1 : 100

Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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Our Services & Offices

