

# RETAIL UNIT ADJACENT TO PROPOSED ASDA EXPRESS GUIDE RENT £35,000 PAX (UNIT B) RETAIL UNIT AT THE FORMER NEW MILL PH, CHESTERTON ROAD, SOUTH SHIELDS, TYNE AND WEAR, NE34 9HG



- Co-located with proposed Asda Express convenience store and EV charging hub
- 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

The premises are being converted to provide; a c. 4,000 sq. ft convenience store which has been pre-let to Asda Express along with a 1,500 sq. ft support unit, under use class E(a). There is also a 6 bay EV charging hub proposed on site.

## Accommodation

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 off a guide rent of £35,000 pax with rent.

## 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

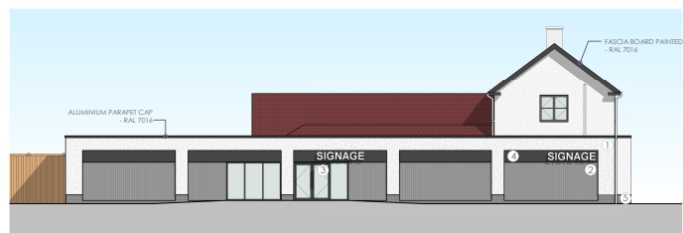
Tel: 07917 088 221

Email: richard@wtscommercial.co.uk

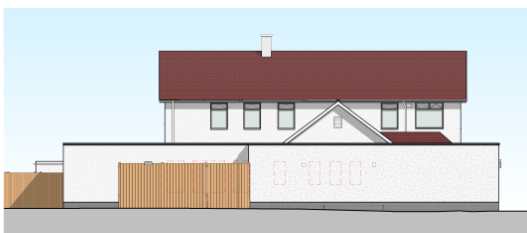
A2



**Proposed North Elevation**  
Scale: 1 : 100



**Proposed East Elevation**  
Scale: 1 : 100

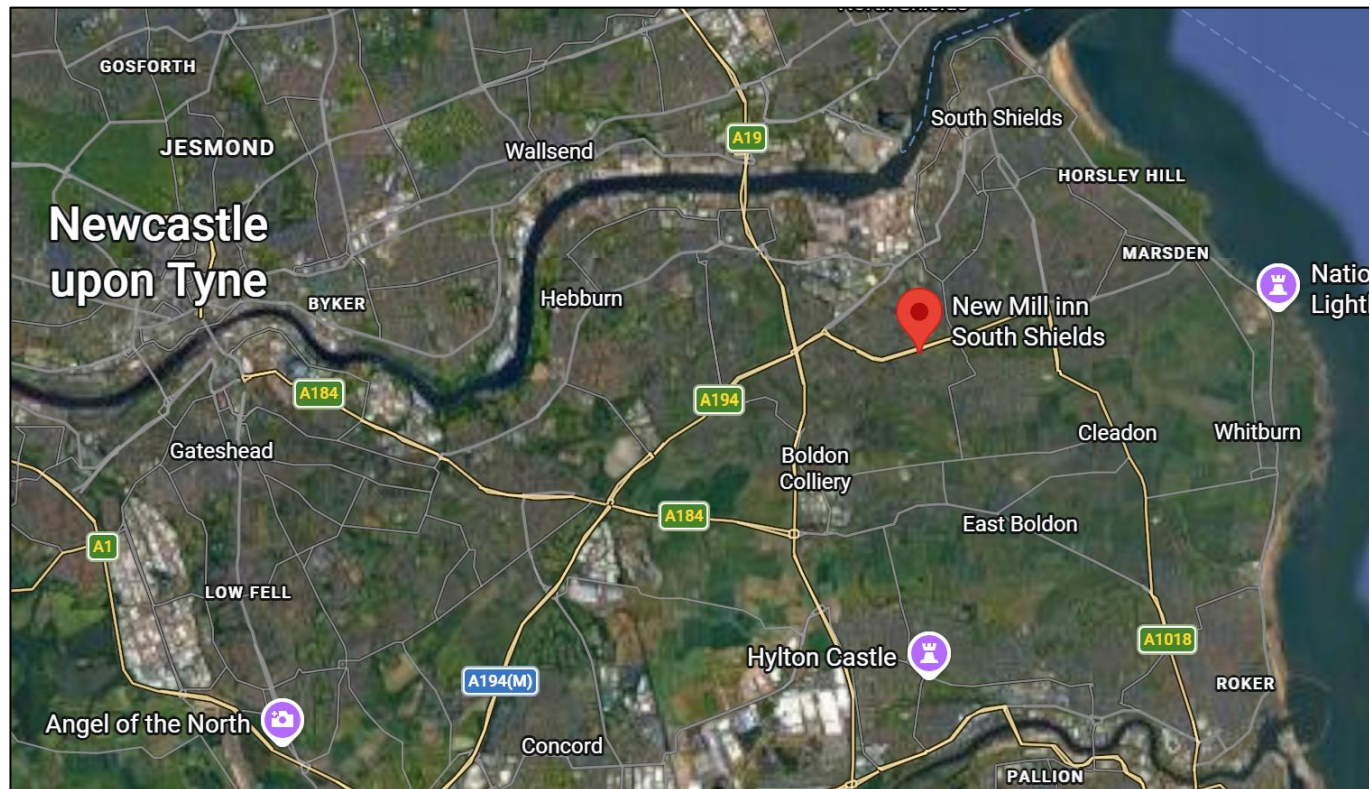


**Proposed South Elevation**  
Scale: 1 : 100



**Proposed West Elevation**  
Scale: 1 : 100

## Location Plan



## Site Plan



### Important notice

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## Our Services & Offices

