



Retail Unit TO LET

**31 Farringdon Road
Cullercoats**



**Suitable for a variety of uses.
including hair and beauty/ retail/leisure/café**

Rate free – subject to status



A versatile mid-terrace retail unit situated in a bustling suburban parade.

Key Features

- **Versatile Use:** Suitable for hair & beauty, retail, leisure, or café.
- **Current Fit-out:** Currently configured as a ladies' hairdressers.
- **Parking:** Layby parking directly outside for customers.
- **Incentives:** Rent-free period available (subject to status).
- **Lease Terms:** 3 year lease on an internal repairing basis.

Accommodation

- **Sales Area (inc. lobby):** 20.06 sq m (216 sq ft)
- **Back Shop & Kitchen:** 9.88 sq m (106 sq ft)
- **Additional Space:** External store, rear paved area, and toilet facilities (rear yard).
- **Storage:** Single garage to rear yard

Financials

- **Rent:** Offers around **£9,000 per annum**.
- **Sales Price:** Available upon request.
- **VAT:** Not currently payable on rent.
- **Service Charge & Insurance:** Included in the rent.
- **Payment Terms:** Monthly payment options available.
- **Fees:** Ingoing tenant to meet all legal fees.

Location & Services

- **Position:** Located in a popular parade of 14 shops near The Sandpiper Pub.
- **Mains Services:** Electricity, water, and drainage (No gas).
- **Business Rates:**



- Rateable Value: £4,550 (2026 estimate).
- **Small Business Relief:** Property may be **Rate Free** depending on status/circumstances.

Energy Performance (EPC)

- Awaiting confirmation.
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Viewing & Enquiries

Strictly by appointment only.

Contact: Paul Murphy (PMCP)

Mobile: 07984 302 525



AGENTS NOTES

1. These particulars have been prepared as agent for our client and are intended as a guide to supplement an inspection and survey. Accuracy is therefore not guaranteed. These particulars contain statements of opinion and in some instances we have relied on information provided by other parties.
2. You should verify these particulars on your visit to the property. There will be no liability attaching to the agent as a result of any error or omission in these particulars and such information has been provided without responsibility.
3. Particulars revised February 2026

In accordance with the Code of Practice for Commercial Leases in England and Wales the Landlords will be willing to consider alternative lease terms to those set out above, however, this may have an effect on the rent.

A copy of the Code of Practice for Commercial Leases in England and Wales can be obtained at www.commercialeasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors on 020 7334 3806.

The terms of this Code should be considered with your advisors.
Any further information required can be requested from PM Commercial Property Consultants