150 Kells Lane, Gateshead, NE9 5HY

£895 PCM

Bell Commercial are delighted to offer this attractive and versatile ground-floor commercial unit situated in a prominent position on Kells Lane, Low Fell. The property presents an excellent opportunity for a range of occupiers including retailers, professional services, or small businesses seeking well-connected premises in one of Gateshead's most desirable areas.

The accommodation extends to approximately 59.8 m² (643 sq ft) and includes a welcoming reception area, two spacious workrooms, a kitchenette, and a private WC. Internally, the premises benefit from a modern finish, spot lighting, and a bright open-plan layout offering flexibility for various configurations. The glazed shopfront provides excellent natural light and strong visibility to passing traffic.
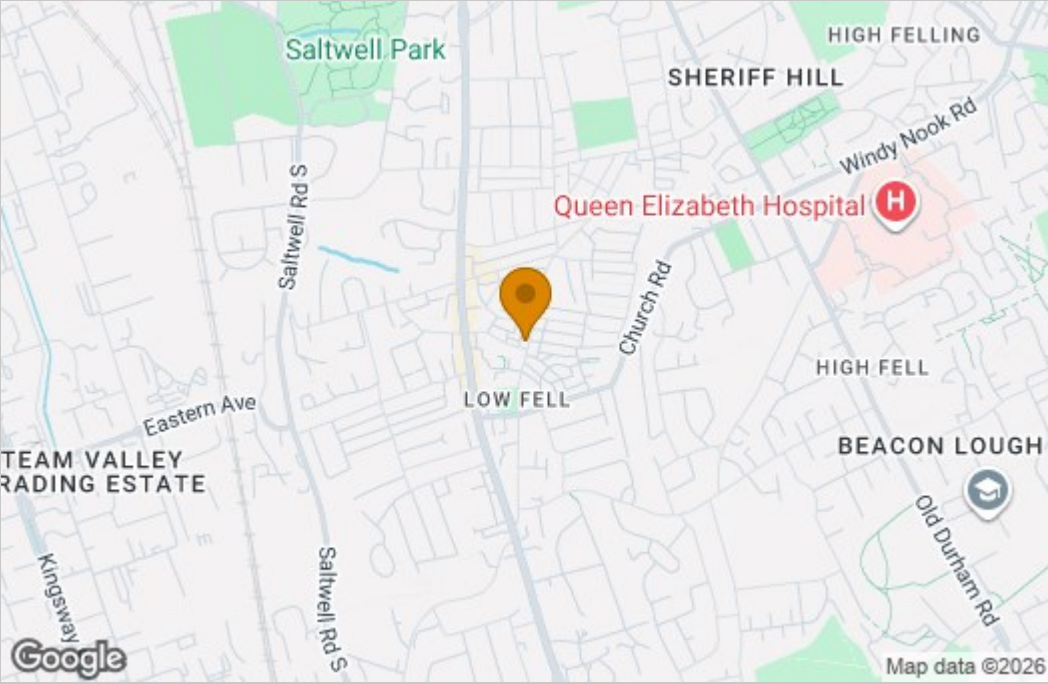
Kells Lane is at the heart of Low Fell, a thriving suburb with a vibrant mix of independent shops, cafés, salons, and professional offices. The property benefits from high footfall and easy access to Durham Road (A167), one of the main routes into Gateshead and Newcastle. Frequent bus services run nearby, with Gateshead Town Centre approximately 1.5 miles away and Newcastle City Centre 3 miles away. The Queen Elizabeth Hospital is also within close proximity, enhancing potential customer reach.

The property is available to let at £9,600 per annum (£800 pcm) on flexible lease terms (minimum 3–5 years). Utilities and business rates are payable by the tenant. On-street parking is available to the front and surrounding area.
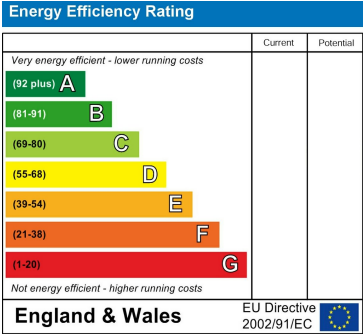
Floor Plan

WC
1.55 x 0.84 m
5'0" x 2'8"

Reception Area
2.93 x 3.49 m
9'7" x 11'5"

Hallway
3.05 x 1.30 m
9'11" x 4'3"

Room 1
4.24 x 4.68 m
13'10" x 15'4"

Room 2
3.71 x 3.63 m
12'2" x 11'11"

Kitchen Area
1.78 x 2.98 m
5'9" x 9'9"

1.73 x 1.91 m
5'8" x 6'3"

Approximate total area[1]
59.8 m²
643 ft²

Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
---------- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE**360**

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

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