



3 Elsdon Road, Newcastle Upon Tyne, NE3 1HY
£14,000 Per Annum

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TO LET - A well presented ground floor retail property located on Elsdon Road near to the junction with Salters Road off High Street in Gosforth, Newcastle upon Tyne. The location is very popular with the local population in Gosforth and surrounding communities. Internally, the property has been trading as a beauty and tanning salon. Internal finishes are appropriate for this type of use. There is also a 3 phase electricity supply.

MATERIAL INFORMATION

RENT: £14,000pa

SERVICE CHARGE: None.

TERM: The unit is available by way of a new commercial tenancy with terms to be agreed. Proposals will be considered on an individual basis.

DEPOSIT: Required, amount to be negotiated.

PROPERTY TYPE: Shop/Retail

UTILITIES: Electricity (Phase 3) and water. Gas supply into the property, this will need to be checked.

PARKING: On street.

LOCATION

The subject property is located in Gosforth, a popular and well established residential and commercial location 2 miles north of Newcastle city centre in the North East of England.

The property is situated on the side of Elsdon Road near the junction with Salters Road and in proximity with the key road junction and crossroads at High Street, Great North Road and Church Road.

DESCRIPTION

The premises are a well proportioned ground floor retail shop set within a period mid-terrace property. There is an external area directly in front of an updated shop window, entrance and frontage.

Internally the property has recently been used for many years by a tanning and beauty treatment business. There is three phase electricity. Internal facilities are appropriate for the previous use and may be utilised for alternative activities.

ACCOMODATION

Main Sales 38.3sqm (412sqft)

Rear Sales 8.1sqm (87.4sqft)

WC

Office 5.6sqm (60.28sqft)

Treatment Room 9.75sqm (105sqft)

Store 3.25sqm (35sqft).

Total 65sqm (700sqft)

ENERGY PERFORMANCE CERTIFICATE

The property has a current rating of 64C.

RATES

The property has been assessed as having a Rateable Value of £5,000. Enquiries should be made direct at <https://www.tax.service.gov.uk/business-rates.find>

TERMS

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VAT

MONEY LAUNDERING OBLIGATIONS

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

Our Services

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