



**INVESTMENT OPPORTUNITY** - A well-presented and spacious shop premises occupying a busy and prominent position in South Gosforth. Currently operating as a ladies hair salon, the owner is selling due to retirement. With an anticipated rental income is of towards £1,500pcm, this would provide an attractive 10% ROI against the asking price. The building consists of the main shop-front, a rear kitchen area, office/store and separate WC. Access is available at both the front and rear elevations. The location is within a popular residential area close to the Jesmond Dene and a variety of other shops, amenities and transport links. Viewings are highly recommended.

- Investment Opportunity
- Spacious Shop Front
- Busy & Popular Location
- Potential 10% ROI
- Kitchen, Office & WC
- Retirement Sale

## **Main Shop Premises** 31' 2" by 19' 3" (9m 50cm by 5m 88cm)

With large glass shop-front window and entrance door. Wood floor, Five central heating radiators.

## **Kitchenette** 16' 10" by 9' 10" (5m 13cm by 3m )

## **Office/Store Room** 9' 10" by 7' 8" (3m by 2m 33cm)

## **WC** 5' 1" by 3' 1" (1m 56cm by 95cm)

WC, Wash hand basin, Wall mounted boiler.

## **External**

Covered rear access.

## **Tenure**

Leasehold - 999yrs.

## **Services**

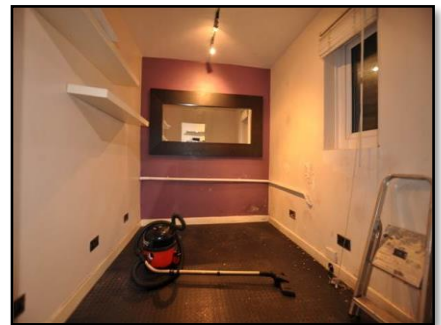
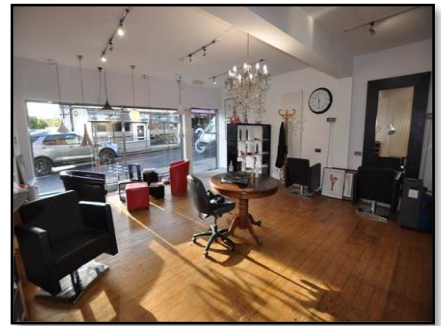
Mains gas, electric, water and drainage.

Rateable Value - £9,200pa.

Floor Area - 82.9sq/m.

## **Disclaimer**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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