



## 61 Westoe Road, South Shields NE33 4LU

- First Floor Retail Unit
- Excellent Footfall & Passing Trade
- Well Presented
- Floor Area 73.87 sq. m. (795.13 sq. ft.)
- Suitable for a Variety of Uses
- Flexible Lease Terms Available

**Rent: £5,250 per annum**

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## Location

The unit is located on one of the main roads leading into and out of the town centre. The unit forms part of a small parade and is situated close to the Town Hall near the junction with Crossgate.

## The Property

The unit occupies the first floor of a two storey mid-terraced property having a pitched roof.

The net internal area is circa 73.87 sq. m. (795.13 sq. ft.) consisting two salon areas, three treatment/store rooms and W/C facilities.

The unit would be suitable for a variety of uses subject to the necessary consent. It was formerly used as a hair salon and retains some fixture and fittings (if required).

## Tenure

A new lease is available, terms and conditions to be agreed.

\*in-going tenant is to cover the landlord's fee, relating to the lease

## EPC

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## Rent

£5,250 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value TBC

## Important Notice

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