



24 Newlands Road, Newcastle upon Tyne NE2 3NT

- Attractive Ground Floor Salon
- Fully Equipped for the Trade
- On Street Parking
- Suitable for a Variety of Uses stpp
- Nil Premium
- Floor Area 63 sq. m. (678 sq. ft.)
- Excellent Transport Links
- Air Conditioning
- Available for Immediate Occupation
- Ilford Road Metro Station 150 M

Rent: £15,600 per annum

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Location

The property is situated towards the end of a parade of shops on Newlands Road which is in the High West Jesmond area of Newcastle upon Tyne, situated mid-way between Jesmond and Gosforth. The area is a densely populated residential location. There are excellent transport links with Ilford Road Metro 150 meters around the corner.

Description

The unit is currently laid out as a ladies hair salon and the landlord is willing to leave all of the fixtures and fittings should the incoming tenant wish to carry on the business as a hairdressing salon. The main retail area comprises of 2 rooms the main salon and the drying area to the rear. In total the retail area is approximately 428 sq. ft. (39.81 sq. m.). There is also a staff room, kitchen and staff w.c.

The Premises

The property lends itself to a hair dressing business however it is also suitable for a variety of alternative uses subject to the correct use class.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Reception/Salon	39.81	428.51
Treatment Room	9.39	101.07
Kitchen	4.97	53.49
W.C	2.2	23.68
Office	5.52	59.41
Boiler Room	1.09	11.73
Net Internal Area	62.98	677.9

Tenure

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

Rent

£15,600 per annum (£300 paid weekly in advance)

Deposit

£1,300 (one month's rent)

Costs

The incoming tenant is responsible for any costs relating to preparation of the lease and agents costs circa £2,000 plus vat (£2,400 inc vat)

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £8,000

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Insurance

The landlord will ensure the building and recover the costs from the incoming tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared: 15th July 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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