



275 Shields Road, Byker, Newcastle upon Tyne NE6 1DQ

- Freehold single storey retail unit
- Floor area circa 36.26 sq. m. (390 sq. ft.)
- Prominent position on busy Shields Road
- Currently laid out as a salon
- Suitable for various uses, owner-occupier, or investor
- Electric Roller Shutters
- Offered with vacant possession

Offers over: £69,950 Freehold

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Location

The subject property is prominently located on Shields Road being on the north side of the street. Shields Road is a very busy suburb of Newcastle upon Tyne and benefits from a very high level of footfall. Nearby retailers include a selection of local independents as well as National High Street Retailers including Iceland, Greggs and McDonald's. The area is also well served by public transport having regular bus services and a metro station.

The Premises

We are delighted to bring to the market this freehold single-storey, mid-terrace retail unit with a flat roof. The property is currently occupied by the owner as a well-established hair and beauty business, however it will be sold with vacant possession as they are retiring.

The premises are well presented and currently configured as a salon, featuring cutting stations, backwash, a double-glazed frontage, and secure electric roller shutters.

This versatile unit would suit a variety of uses (subject to any necessary consents) and would be ideal for an owner-operator looking to establish their own business premises, or for an investor seeking a well-located, ready-to-let retail property.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Salon	27.14	292.13
Kitchen	5.34	57.47
WC	3.78	40.68
Net Internal	36.26	390.29

Tenure

Freehold

Price

£69,950

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £4,100

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.

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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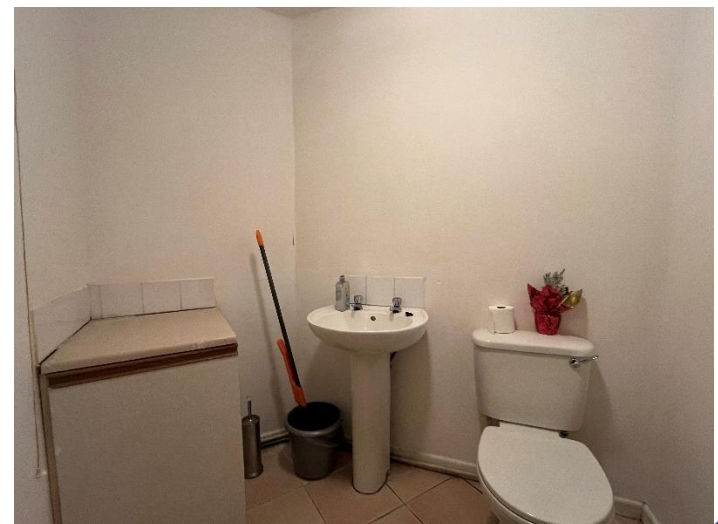
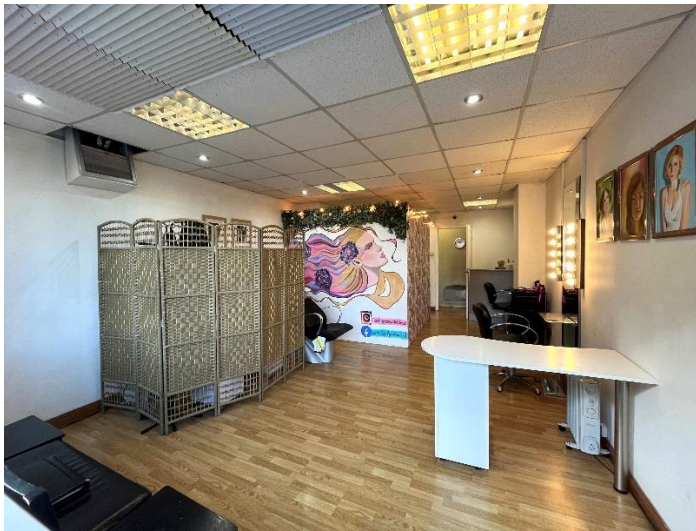
Prepared 29th October 2025



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