

# DEAN & CO

ESTATE AGENTS

SALES - LETTING - AUCTIONS



## 2 Red Hall Drive

Manor Park, Newcastle Upon Tyne, NE7 7LH

£1,000 Per Month

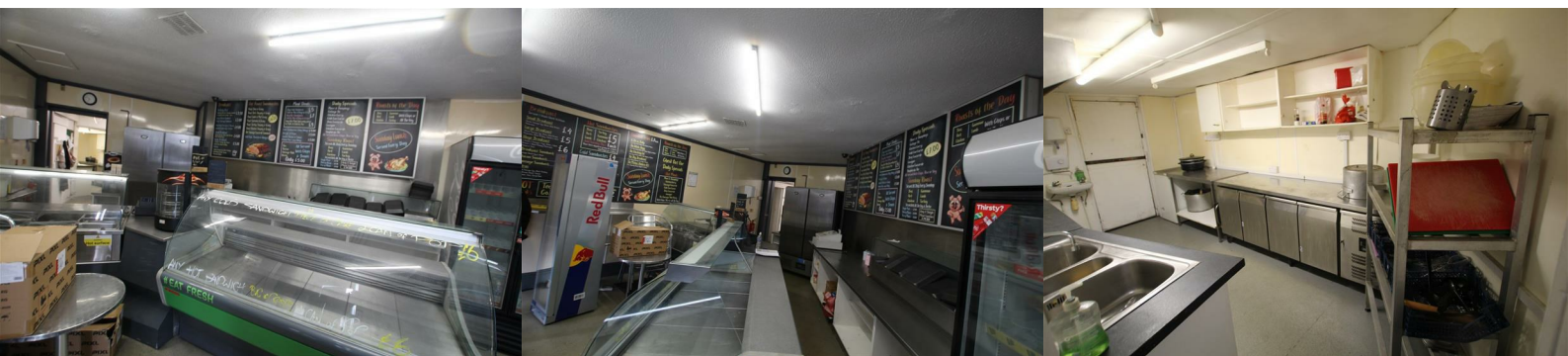


Located in the vibrant area of Manor Park, Newcastle Upon Tyne, this exceptional shop space on Red Hall Drive presents a remarkable opportunity for aspiring entrepreneurs. With a versatile layout, this property is ideally suited for a takeaway or café, making it a perfect choice for those looking to establish a new business venture in a bustling community.

The shop comes with fixtures and fittings valued at £10,000, providing a solid foundation for your business. This investment not only saves you time and effort in setting up but also allows you to focus on what truly matters – serving your customers and building your brand.

Manor Park is known for its lively atmosphere and strong foot traffic, ensuring that your business will benefit from a steady stream of potential customers. The local community is supportive of new enterprises, making it an ideal location for a fresh concept in dining or takeaway services.

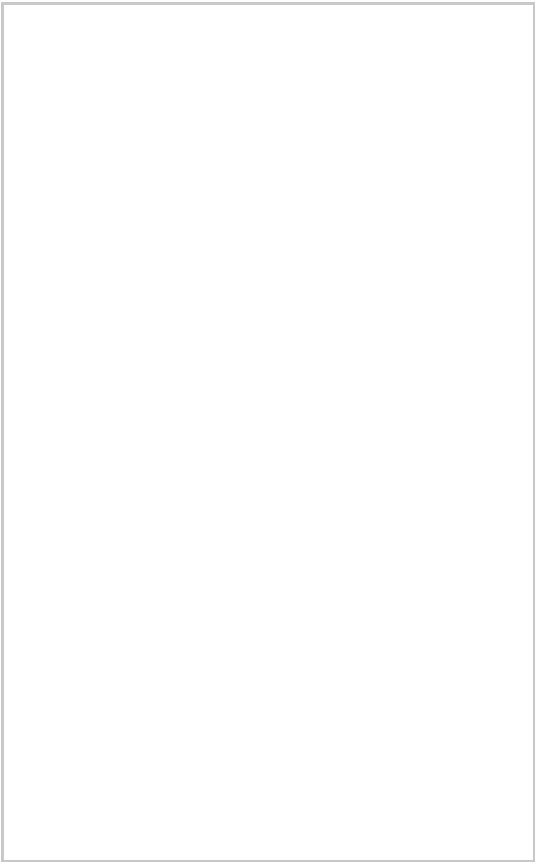
This property offers a blank canvas for your creative ideas, allowing you to design a space that reflects your vision and caters to the tastes of the local clientele. Whether you are an experienced business owner or a



### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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