



**242a Shields Road,
Newcastle upon Tyne NE6 1DX**

- Ground Floor Retail Unit
- Well Presented Property
- Available with Vacant Possession
- Floor Area circa 53.14 sq.m. (571.99 sq.ft.)
- Excellent Passing Trade
- Suitable for a Variety of Uses (STPP)
- Close to Bus/Metro Links
- Store/Treatment Room
- New Lease Terms Available
- Cannot be Used as a Hair Salon

Rent: £8,520 per annum

BUSINESS FOR SALE

Location

The business is prominently located on Shields Road being on the north side of the street close to the swimming pool. 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, Wilkinsons, Greggs, Boots and William Hill. The area is also well served by public transport having regular bus services and a metro station.

The Premises

The unit is located on the ground floor of a two storey retail parade. The unit consists open retail area, storeroom/treatment room and kitchen with staff W/C facilities.

The property is current tenanted, with a long serving hair salon, however will be available as vacant possession.

There is an option to purchase the business (asking price £9,950), otherwise the in-going tenant will need to be a different business/industry.

Tenure

Leasehold – A new lease to be agreed.

Rent*

We have verbally been informed the rent is £8,520 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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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.

Ref: H385a

Prepared: April 2024

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