



## 15 Shibdon Road, Blaydon-On-Tyne NE21 5AF

- Ground Floor Retail Unit
- Net Internal Area 56.5 sq. m. (607.9 sq. ft.)
- Open-plan layout with kitchen/staff facilities
- Previously used as a salon
- Suitable for a variety of uses (STP)
- On-street parking nearby
- Well-maintained and attractive unit
- Electric Roller Shutters

**Rent: £10,500 per annum**

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## Location

Situated in the heart of Blaydon-on-Tyne, this former salon unit enjoys a prominent position on Shibdon Road, a well-established mixed-use street just a short walk from the town centre. The property benefits from excellent visibility and steady footfall, with a diverse range of independent retailers, cafés, and service providers nearby, contributing to a vibrant local commercial environment. Blaydon Shopping Centre and major national retailers such as Morrisons and Boots are within easy reach, further boosting the area's appeal for both local residents and visitors. The unit is well-served by public transport, with Blaydon bus station and Blaydon railway station just a few minutes away on foot, offering regular connections to Newcastle city centre and surrounding areas.

## Description

This versatile ground floor retail unit is available to let, offering approximately 56.48 sq. m. (607.94 sq. ft.) of internal space. The layout comprises an open-plan salon area, a kitchen/staff room, and staff W.C. facilities, making it well-suited for a range of commercial uses.

Previously operated as a hair and beauty salon, the property may still retain some salon-related fittings; however, prospective tenants should note that some fixtures and fittings may have been removed since the photographs were taken.

Positioned on a busy street with good visibility and access, the premises would lend itself to a variety of potential uses, including retail, professional services, or continuing as a health/beauty business—subject to the appropriate planning use class.

This is an excellent opportunity for a new or established business to occupy a prominent unit in a well-connected part of Blaydon, close to local amenities, transport links, and the town centre.

## Externally

Small yard to the rear of the property.

## Tenure

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

## Rent

£10,500 per annum (paid monthly in advance)

## Deposit

1 Months rent

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £6,900

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

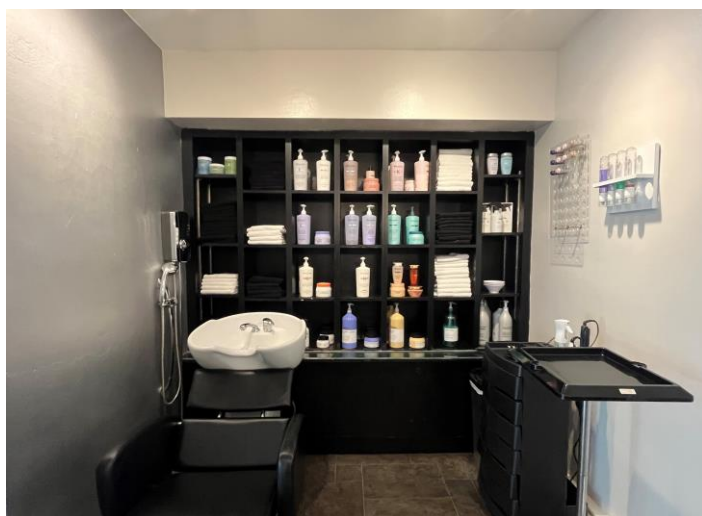
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H265 (Version 1)**

**Prepared: 02<sup>nd</sup> July 2025**



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