

Retail | Eateries | Pubs | Leisure | Care | Hotels



## 4 Waterloo Street, Newcastle upon Tyne NE1 4DF

- Ground Floor Former Salon
- Presented to a High Standard
- £7,500 Deposit Required
- Floor Area 110 sq. m. (1,184 sq. ft.)
- City Centre Location
- Suitable for a Variety of Uses

**Rent: £15,000 per annum**

Ground Floor, Newcastle House, Albany Court,  
Newcastle Business Park, Newcastle upon Tyne NE4 7YB  
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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

# BUSINESS FOR SALE

## Location

The unit is located opposite the City Quadrant a stunning landmark mixed use development situated at the western entrance to Newcastle City Centre within 150m of Central Station. The scheme is part of the Waterloo Square development and forms part of the western gateway to Newcastle's vibrant City Centre. Situated adjacent to the A6082/A189 St James Boulevard on Westmorland Road, an excellent location with Newcastle Central Station, the main Coach Station, the International Centre for Life and the retail core all in close proximity. Newcastle Central Station provides direct Metro access to the east coast, Newcastle International Airport and Sunderland City Centre.

## Description

This attractive and spacious ground floor retail unit extends to approximately **110 sq. m. (1,184 sq. ft.)** and is currently arranged as an open-plan salon with three private treatment rooms and two W.C. facilities.

The premises are very well presented throughout, having most recently operated as a hair and beauty salon, making it ready for immediate use in a similar capacity. However, the flexible layout and excellent condition of the unit also make it suitable for a variety of alternative uses, subject to the necessary planning consents and correct use class. This is a fantastic opportunity for occupiers seeking modern, adaptable retail accommodation in a well-maintained setting.

## Notice

Please note many of the fixtures and fittings shown may not be included.

## Rent

£15,000 per annum

## Deposit

£7,500

## Tenure

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

## Rateable Value

The 2025 Rating List entry is Rateable Value £TBC

## EPC Rating

B

## 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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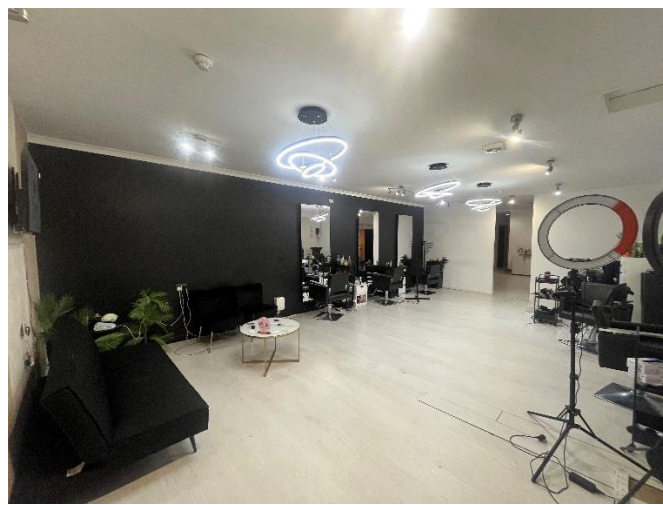


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