



## 231 Westgate Road, Newcastle upon Tyne NE4 6AD

- Two storey freehold salon
- Open-plan salon with treatment room
- Floor area 56.80 sq. m. (611 sq. ft.)
- Prominent Westgate Road (A186) main road location
- Ideal for investors or owner operators
- Walking distance to Newcastle city centre
- On street parking
- Eligible for 100% small business rates relief

**Price: £149,950 Freehold**

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## Location

The property is located on Westgate Road (A186) which links Newcastle city centre to the A1 and the A69, it is within walking distance of Newcastle city centre. Westgate Road comprises predominantly retail units on the ground floor with a mixture of residential and offices on the upper levels. Adjacent Westgate Road is the 24-acre former Newcastle Brewery site which is being redeveloped it currently has Science, Businesses and residential apartments on with much more to come.

## Description

An excellent opportunity to acquire a well-presented mid-terrace, two-storey commercial property situated in a prominent and established location on Westgate Road. The property comprises a traditional brick-built mid-terrace building beneath a pitched roof. The ground floor is arranged as an open-plan salon space, currently configured with four cutting stations and two backwash chairs, providing a bright and functional working environment. To the rear of the ground floor there is a useful storage area together with WC facilities.

Stairs lead to the first floor, which comprises a separate treatment room offering additional flexible space suitable for beauty treatments, consulting use, office space, or alternative business functions.

The property benefits from double glazed windows throughout and is electrically powered (no gas supply). It is currently owner-occupied and trading successfully as a hair salon, with the sale arising due to the proprietor's retirement. The premises would suit a variety of alternative uses (subject to obtaining the appropriate use class consent), and may also appeal to investors seeking a well-located commercial asset with strong letting potential.

## Floor Area

Area	sq. m.	sq. ft.
<b>Ground Floor</b>		
Salon / W.C	34.03	366.29
<b>First Floor</b>		
Treatment Room	22.77	245.09
<b>Total</b>	<b>56.80</b>	<b>611.39</b>

## Tenure

Freehold

## Price

£149,950

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £5,200

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.

**Ref: I398 (Version 1)**

**Prepared: 19<sup>th</sup> February 2026**



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