



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.
Ground Floor		
Salon / W.C	34.03	366.29
First Floor		
Treatment Room	22.77	245.09
Total	56.80	611.39

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.

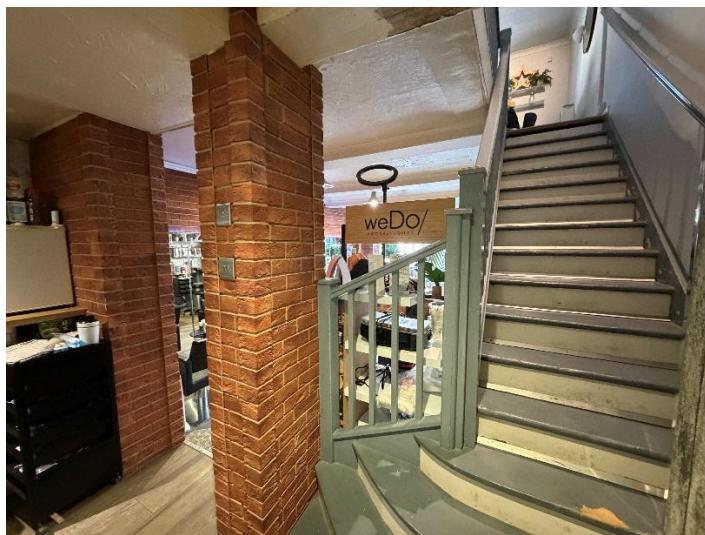
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I398 (Version 1)

Prepared: 19th February 2026

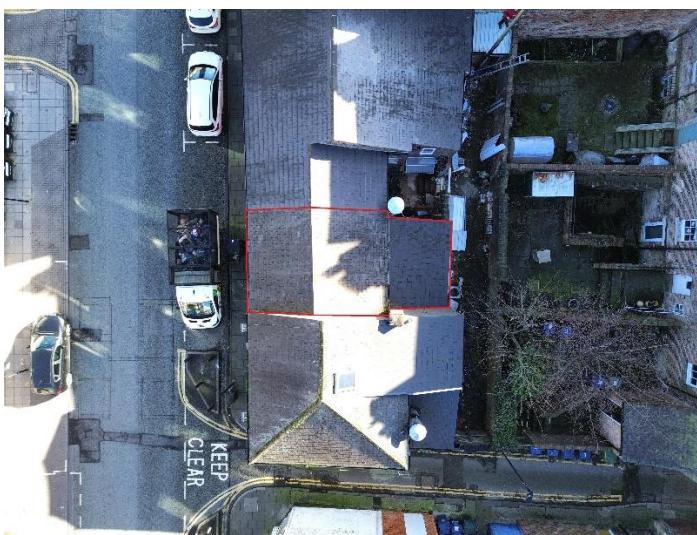
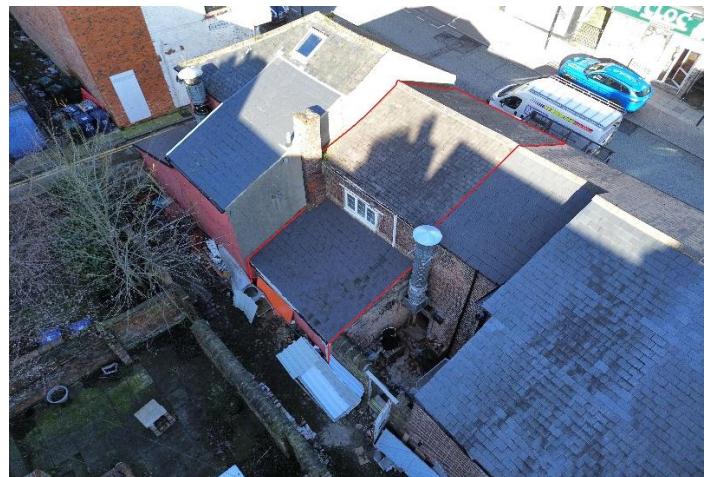
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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