



315 High Street, Gateshead NE8 1EQ

- Former ground floor salon with basement area
- Ground floor retail unit extending to 69.79 sq. m. (751.2 sq. ft.)
- Basement storage extending 22.94 sq. m. (246.9 sq. ft.)
- Modern fit-out with four styling stations, back wash & treatment rooms
- Prominent High Street location in Gateshead town centre
- Suitable for a variety of uses (stpp)
- Qualifies for zero business rates

Rent: £10,000 per annum

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Location

Situated in a prominent position at 315 High Street, Gateshead, this former salon benefits from excellent visibility along one of the town's main thoroughfares. The unit is surrounded by a mix of established retailers, local businesses, and residential areas, creating strong footfall throughout the day.

High Street is a well-connected and busy route, offering convenient access to Gateshead town centre and excellent transport links, including nearby bus routes and Metro stations. The location is easily accessible for both pedestrians and drivers, with public parking available in the vicinity.

Description

Located at 315 High Street, Gateshead, this well-presented ground floor retail unit offers a fantastic opportunity for a range of occupiers. Previously operating as a salon, the premises are fitted out to a high standard and ready for immediate use, while also being easily adaptable for alternative business purposes.

The accommodation extends to approximately 69.79 sq. m. (751.21 sq. ft.) on the ground floor and comprises a stylish open-plan salon area featuring four cutting stations, a backwash area, and a dedicated nail station. The space benefits from a modern and contemporary finish throughout, with attractive décor, quality flooring, and excellent lighting, creating a welcoming environment for customers.

To the rear, there are two private treatment rooms, along with a staff room and W/C facilities, providing a practical and well-balanced layout suitable for a variety of service-based businesses.

In addition, the property includes a basement extending to 22.94 sq. m. (322.27 sq. ft.), currently utilised for storage, offering valuable ancillary space. While the unit has most recently been used as a salon, its flexible layout and prominent High Street location make it suitable for a wide range of alternative uses, subject to any necessary consents.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Salon	37.63	405.04
Treatment Room	7.66	82.45
Treatment Room	8.36	89.98
Staff Room/W.C	16.14	173.72
Basement	29.94	322.27
Net Internal	99.73	1,073.48

Tenure

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

Rent

£10,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £1,450

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

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

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.

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