

- Ground floor salon & self-contained one-bedroom flat to let
- Although successful business, suitable for a variety of alternative uses
- Net internal area 1,116 sq. ft. (103.6 sq. m.)
- Recently refurbished throughout with modern upgrades
- Free off-street parking available on site
- Coastal location near shops, amenities & 250m from seafront
- Available due to current tenants' personal circumstances



**1-2 Huddleston, Cullercoats,  
North Tyneside NE30 4QS**

**Rent: £18,000 per annum**

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#### **Location**

Situated in the heart of the highly sought-after coastal village of Cullercoats, 1–2 Huddleston enjoys a prominent position within a vibrant mixed residential and leisure area, just moments from the seafront and beautiful sandy beaches. The property benefits from excellent footfall and visibility, with a range of independent shops, cafés, restaurants and local amenities nearby. The location is well connected, with easy access to the nearby towns of Tynemouth and Whitley Bay, while Newcastle city centre is approximately 20 minutes away by Metro or road. Tyne and Wear Metro services are available from Cullercoats Metro Station, providing convenient transport links throughout the region.

#### **Description**

A well-presented two-storey end-terrace property comprising a ground floor commercial unit together with a self-contained one-bedroom first floor flat. The ground floor premises are currently operated as Bodyworks Salon, an established flotation and beauty centre designed to provide a calming and relaxing wellness environment. The business offers a range of treatments including facials, body treatments, reflexology, eye treatments, waxing and flotation therapy. The current tenant will vacate the premises upon completion due to personal circumstances and the property is therefore offered with vacant possession. The commercial accommodation has recently undergone a comprehensive refurbishment programme to a high standard, including installation of a new concrete floor, replacement flat roof and ceiling, new gas central heating boilers, full electrical rewire and general redecoration throughout. The first floor comprises a separate self-contained one-bedroom flat providing potential owner occupier accommodation or ancillary staff accommodation, subject to requirements.

#### **Rent**

£18,000 per annum.

#### **Deposit**

£5,000 to be held with the landlord.

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### Lease Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed, subject to contract and satisfactory references. Further details are available upon request.

### Fees

The ingoing tenant is responsible for the agents costs of £1,250 plus vat (£1,500 inc vat)

Area	sq. m.	sq. ft.
<b>Ground Floor Salon</b>		
Reception	14.27	153.60
Lounge	13.86	149.18
Treatment Room	5.4	58.12
Treatment Room	6.73	72.44
Flotation Room	13.6	146.38
Kitchen	5.59	60.17
W.C	1.09	11.73
Store	1.36	14.63
<b>Total</b>	<b>61.9</b>	<b>666.28</b>
<b>First Floor Flat</b>		
Living Room	18.61	200.31
Kitchen	7.84	84.38
Bedroom	10.4	111.94
Shower Room	3.28	35.30
Store	0.81	8.71
Store	0.84	9.04
<b>Total</b>	<b>41.78</b>	<b>449.71</b>
<b>Net Internal</b>	<b>103.68</b>	<b>1,116</b>



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#### **Insurance**

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

#### **Viewing Arrangements**

Strictly by appointment through this office.

#### **Rateable Value**

The 2026 Rating List entry is Rateable Value £5,300

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.

#### **Council Tax Band**

A

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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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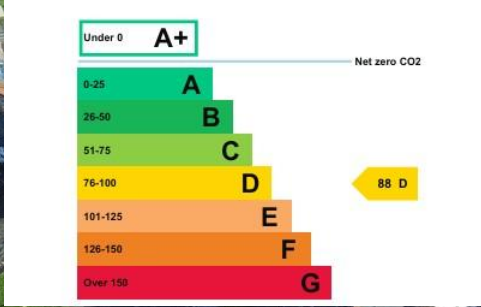




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 **The Property Ombudsman**

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