

- Ground floor mid-terrace commercial premises
- Net internal area 55 sq. m. (592 sq. ft.)
- Open-plan retail area with store, kitchen and W.C.
- Available with or without salon fixtures and fittings (£4,500)
- Suitable for various commercial uses, subject to planning
- Prominent retail position within established West Denton shopping parade
- Eligible occupiers may benefit from 100% Small Business Rates Relief
- Parking available directly to the front of the premises



**122a The Roman Way,  
West Denton,  
Newcastle upon Tyne NE5 5AD**

**Rent: £10,000 per annum**

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#### **Location**

The property occupies a prominent position on The Roman Way within the established West Denton district of Newcastle upon Tyne, approximately 5 miles west of the city centre. West Denton is a densely populated residential area providing a strong local customer base and benefits from excellent road connectivity via the nearby A69 and A1, offering convenient access to Newcastle City Centre and the wider Tyne & Wear region.

The unit forms part of a well-established neighbourhood retail parade serving the surrounding residential catchment and is situated close to a range of local amenities, community facilities and occupiers. The location benefits from regular public transport services and good levels of passing vehicular traffic, making it a convenient destination for local shoppers and service providers.

The surrounding area comprises a mix of residential housing, educational facilities and neighbourhood retail uses, providing consistent footfall and a sustainable trading environment for a variety of retail, leisure and service-based occupiers.

#### **Description**

A well-presented mid-terrace ground floor retail unit extending to approximately 55 sq. m. (592 sq. ft.), situated in an established commercial location. The accommodation comprises an open-plan retail area, together with a rear store, kitchen, and W.C. facilities, providing flexible space suitable for a variety of retail, beauty, office, or service-based uses (subject to any necessary consents).

The premises are currently operated as a hair and beauty salon and are available either as a vacant retail unit or with the existing salon fixtures and fittings available by separate negotiation at £4,500.

The salon equipment includes:

- 8 cutting stations complete with mirrors and styling chairs
- 2 backwash units
- Dispensary area
- Salon Master boiler
- Additional salon fixtures and equipment

The unit offers an opportunity for an incoming occupier to commence trading with minimal fit-out costs if the salon equipment package is acquired, whilst also remaining suitable for alternative retail or commercial uses.

**Floor Area**

55 sq. m. (592 sq. ft.)

**Rent**

£10,000 per annum (paid monthly in advance)

**Deposit**

£1,500

**Lease Terms**

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

**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.



[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

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### Rateable Value

The 2026 Rating List entry is Rateable Value £6,800

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.

### Viewing Arrangements

Strictly by appointment through this office.

### Information Notice

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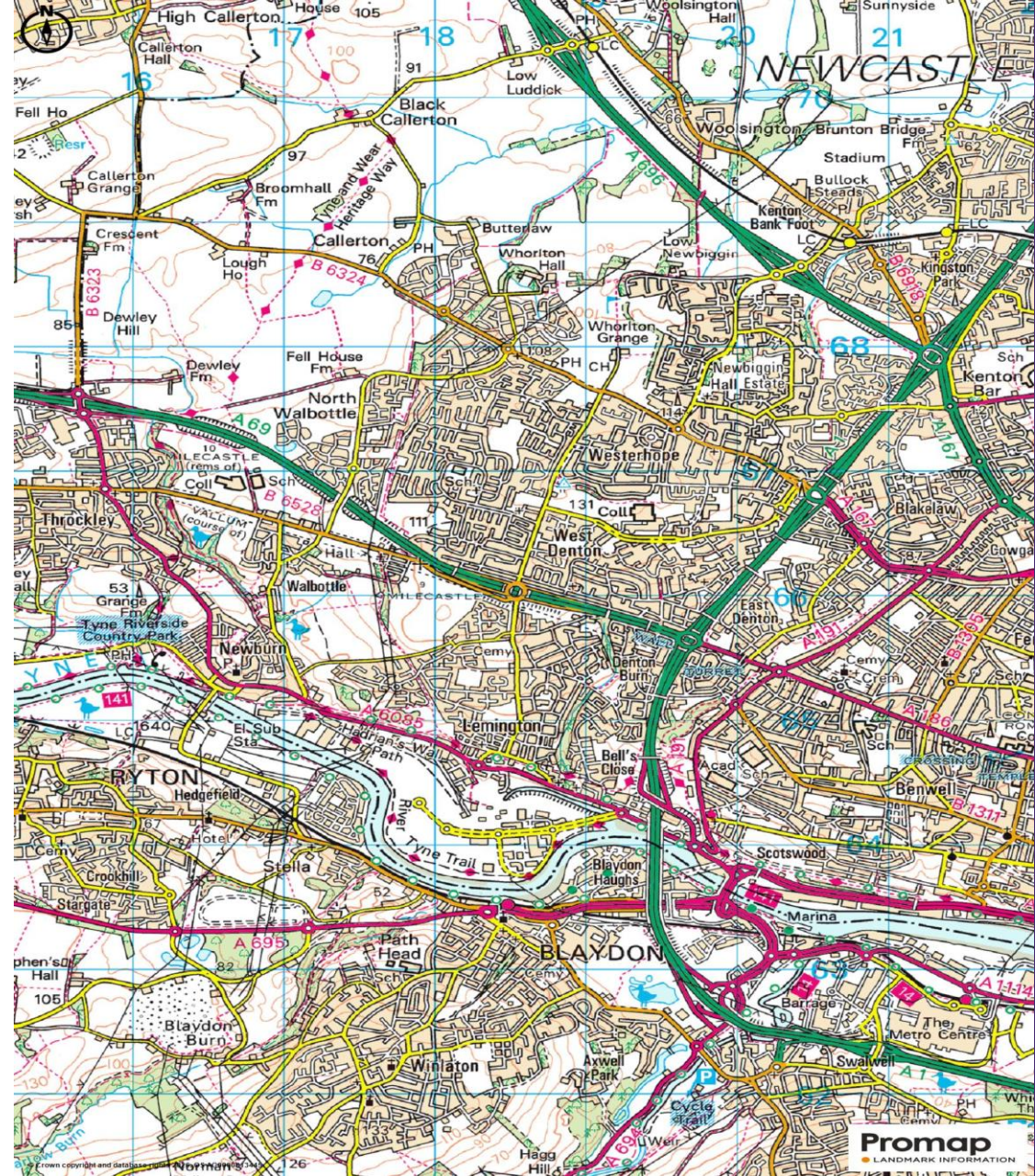
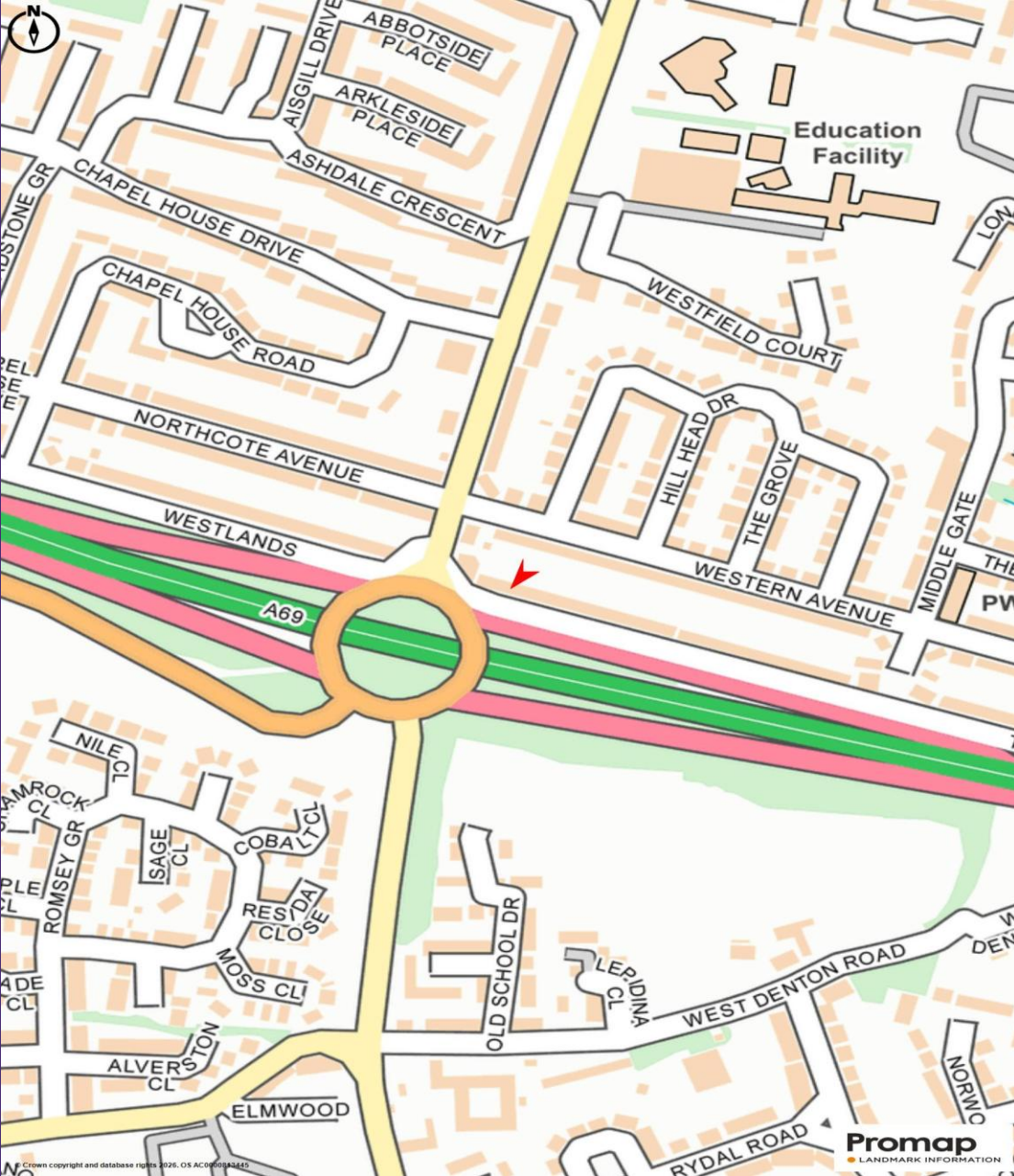
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**The Property  
Ombudsman**

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