

- Fully fitted salon with fixtures and equipment included
- Modern open-plan salon with contemporary décor throughout
- Four cutting stations and three luxury backwash stations
- Walking distance to Metro, seafront and parking
- Floor area 33.2 sq. m. (357 sq. ft.)
- Eligible for 100% Small Business Rates Relief
- Business name not included
- Rent £11,000 per annum



**71 Park View,
Whitley Bay,
North Tyneside NE26 3RL**

Price: £10,950 Leasehold

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Location

The unit occupies a prominent position on the ground floor of a well-established commercial building fronting Park View, one of Whitley Bay's principal shopping and business thoroughfares. Park View is renowned for its diverse mix of independent retailers, cafés, restaurants, professional services and national operators, generating strong levels of pedestrian and vehicular traffic throughout the day. The property benefits from excellent transport links, with nearby bus services and easy access to Whitley Bay Metro Station, providing direct connections to Newcastle city centre and the wider Tyne and Wear network. The stunning Whitley Bay seafront is within a short walking distance, while the A1058 Coast Road offers convenient access to Tyneside and surrounding areas, making this an excellent and highly accessible business location.

Description

An excellent opportunity to acquire a fully fitted and attractively presented hair salon located in a prominent position on the popular Park View retail parade in the heart of Whitley Bay town centre. The business is being offered for sale inclusive of all fixtures, fittings and salon equipment, providing a genuine turnkey opportunity for an owner-operator or existing salon business looking to expand. The salon occupies a ground floor mid-terrace retail unit extending to approximately 33.2 sq. m. (357 sq. ft.) and comprises a bright and modern open-plan salon area together with a staff kitchen and W/C facilities.

The salon is finished to a high standard throughout and benefits from:

- Four fully equipped cutting stations, Four styling chairs, Full-length feature mirrors, Three backwash stations with luxury massage chairs. Reception/waiting area. Product display shelving and storage. Modern lighting and contemporary décor. Kitchen and staff W/C facilities

The property enjoys excellent visibility and footfall, being situated amongst a mix of established independent retailers, cafés, restaurants and service businesses within one of North Tyneside's most sought-after commercial locations.

The sale includes all salon fixtures, fittings and equipment, enabling a purchaser to commence trading immediately with minimal additional capital expenditure.

This represents an ideal opportunity for a hairstylist, beauty professional, or entrepreneur seeking a well-equipped and stylish salon premises in a thriving coastal town location.

Floor Area

33.2 sq. m. (357 sq. ft.)

Rent

£11,000 per annum

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.



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Rateable Value

The 2026 Rating List entry is Rateable Value £6,100

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.

EPC Rating

C

Viewing Arrangements

Strictly by appointment through this office.

Information 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.

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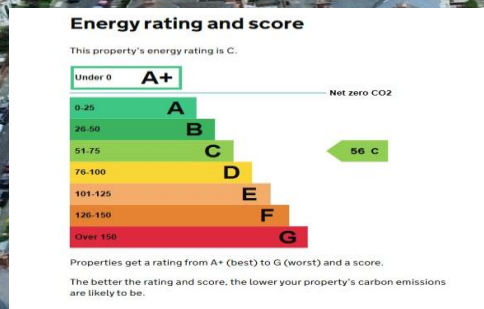
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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