



- Modern fully refurbished tanning salon business
- Turnover circa £1,500 - £2,000 per week
- Net internal area 62 sq. m. (667.36 sq. ft.)
- 3 x Megasun tanning beds inc standing and laydown units
- Turnkey opportunity ideal for owner-operators or investors
- Rent £12,000 p/a with 5-year lease from January 2025
- 100% Small business rates relief subject to eligibility
- Located within a busy shopping parade



Tan House Solarium
11 Canterbury Way, Wideopen,
Newcastle upon Tyne NE13 6JQ

Price: £49,950
Tenure: Leasehold

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Location

Tan House Solarium is positioned in the heart of Wideopen, a well-connected suburban village just north of Newcastle upon Tyne. The business sits on Canterbury Way, a residential through-road that benefits from steady local footfall and easy access for customers travelling from surrounding neighbourhoods such as Brunswick Village, Hazlerigg, Killingworth, and Gosforth.

The area offers a strong mix of convenience and visibility. Canterbury Way links directly to the A1 and Great North Road, making the solarium simple to reach by car, with on-street parking available nearby. Wideopen also has regular bus services connecting to Newcastle city centre, ensuring accessibility for clients who rely on public transport.

The surrounding community is well-established, with nearby amenities including local shops, cafés, takeaways, and everyday services that help generate consistent passing trade. The property sits within a densely populated residential catchment, giving the business a reliable base of repeat customers and strong potential for continued growth.

Description

Tan House Solarium presents an exceptional opportunity to acquire a modern, fully refurbished tanning salon located in the heart of Wideopen, a popular residential area just north of Newcastle upon Tyne. The business was established in early 2025 following a comprehensive refurbishment of the premises, transforming the unit into a stylish, high-quality salon with a strong and growing customer base.

The property extends to approximately 62 sq m (667.36 sq ft) and comprises: Open-plan salon area with a contemporary reception desk and waiting space, Three tanning rooms fitted with two lay-down Megasun beds and one standing Megasun unit, Rear room providing staff facilities, including a small kitchen and W.C. The salon's interior features a sleek monochrome design, complemented by modern lighting, marble-effect flooring, and greenery accents, creating a professional and inviting atmosphere.

The business benefits from excellent visibility on Canterbury Way, with large glazed frontage and bold branding that enhances its street presence. Tan House Solarium is now well-established with a loyal clientele, offering immediate potential for continued growth under new ownership. This turnkey opportunity would suit an owner-operator or investor seeking a profitable, well-presented business in a thriving suburban location.

Turnover

We have verbally been informed the business is turning over circa £1,500 - £2,000 per week.

Opening Hours

Monday – Friday: 9:00am – 8:00pm

Saturday: 10:00am – 4:00pm

Sunday: Closed

Staff

The business is operated by 1 full time and 2 part time members of staff.

Floor Area

62 Sq. m. (667.36 sq. ft.)

Tenure

Leasehold – We have verbally been informed there is a 5-year lease that commenced January 2025.



Price

£49,950 Leasehold

Rent

£12,000 per annum

Service Charge

£625 per annum

Viewing Arrangements

Strictly by appointment through this office.

Rateable Value

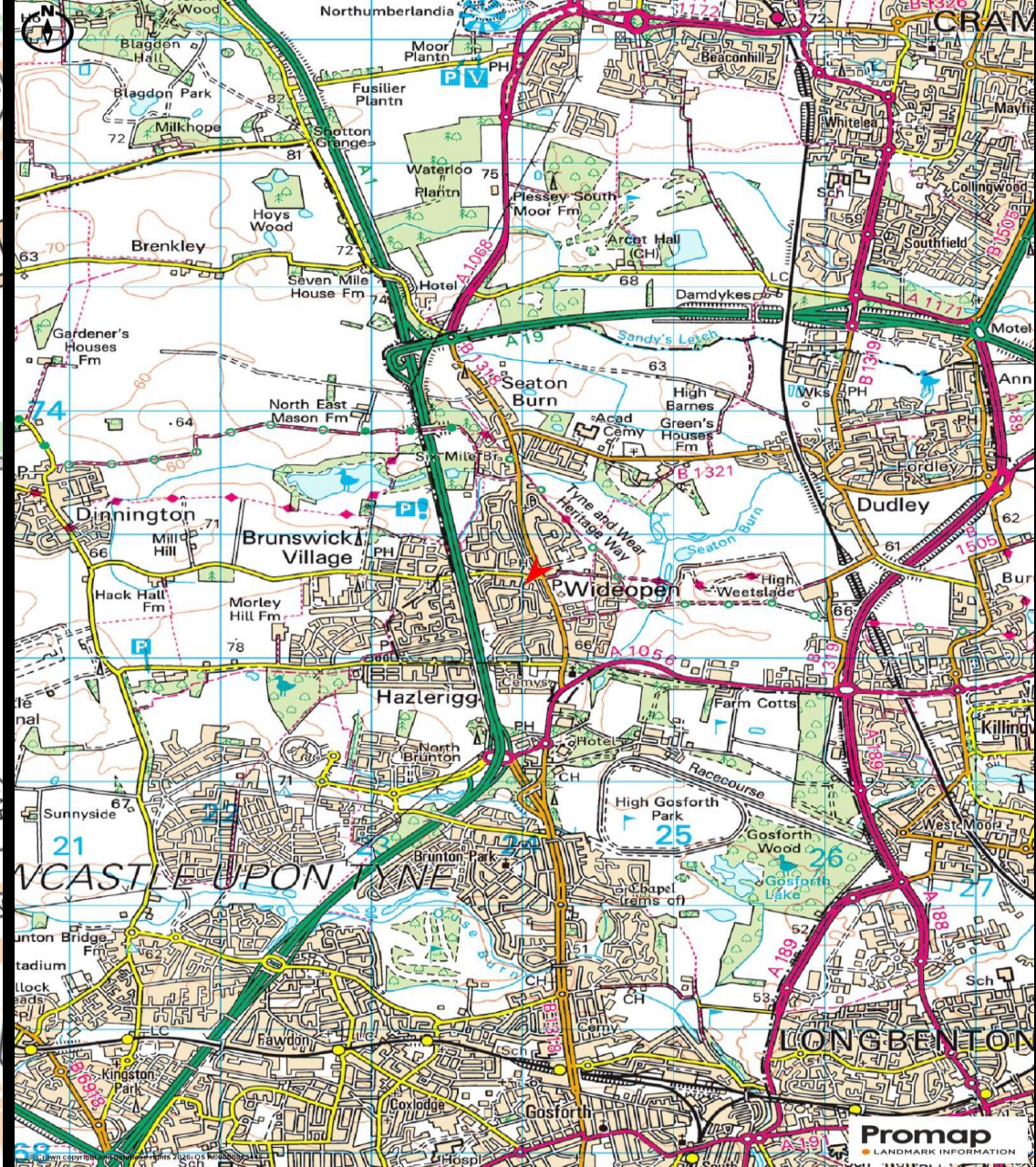
The 2026 Rating List entry is Rateable Value £7,100

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.

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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ROOK
MATTHEWS
SAYER