

BUSINESS SALES

VALUATIONS

AGENCY

# Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
Fax: 0191 4934891

REF: NE2119



North East Commercial  
Property & Business Agents

## FORMER HAIR SALON / RETAIL UNIT

1 Rothbury Terrace,  
North Shields NE29 7AP



- Front Shop circa 260 sq.ft. (24 sq.m.).
- Rear shop circa 165 sq.ft. (15 sq.m.).
- Formerly operated as a hair salon.
- Frontage onto a busy main road.
- Free forecourt parking.
- Suitable for a variety of uses.
- RENT £6,000 per annum (£500 per month).

# 0191 487 8566

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## Location

The shop is located is at the junction of Rothbury Terrace with Norham Road, which is a very busy link road running from the A1058 Coast Road down towards Tynemouth Road.

The premises have operated as a hair and beauty salon for a number of years and is configured and partly fitted out, with a couple of treatment rooms in the rear shop.

The premises would be suitable for other uses, subject to any required consents.

## Premises

Comprises a ground floor unit forming part of an end terrace property with a separate flat above. The unit has had some general repair works done recently which has included the replacement of part of the floor in the main shop space.

The unit benefits from return frontage onto Norham Road and there is ample free parking on Rothbury Terrace plus a forecourt area which is included in the lease.

The accommodation is laid out as follows;

### Ground Floor

**Front Shop / Salon** circa 260 sq.ft. (24 sq.m.)

**Rear Shop** circa 165 sq.ft. (15 sq.m.)

**W.C.**

## Services

Electricity, water and sewerage services. Electric shutters are installed to the front of the unit.

## EPC

Rating - TBC.



## Rates

Rateable Value £3,350  
Rates free incentives subject to status.

## Tenure

The premises are available by way of a new lease at a rent of £6,000 per annum. Full terms to be agreed.

## Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Tenant will be required to provide two forms of identification and proof of the source of income.

### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property