

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2102



North East Commercial
Property & Business Agents

FREEHOLD GROUND FLOOR FORMER SALON

2 Princess Street, Pelaw,
Gateshead NE10 0QT



Sales Particulars

- Front Shop circa 250 sq.ft. (23 sq.m.).
- Rear Shop circa 175 sq.ft. (16 sq.m.).
- Treatment Room within rear shop.
- Fixtures & fittings not included in sale.
- Free on street parking.
- Suitable for a variety of uses.
- FREEHOLD PRICE £67,500.

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Location

The property is located at the junction of Princess Street with Duke Street which runs off the A185. This is the main route linking Pelaw with Hebburn and Jarrow.

The property is within a predominantly residential area but adjacent to the main shopping district and close to Lidl and Aldi supermarkets. Public transport links are good and Pelaw Metro Station is within a 5 minute walk as are the bus stops.

The unit has operated as a hair salon for well over 40 years and is currently configured for that use. The property would be suitable for other uses, subject to any required consents.

Premises

Comprises a ground floor lock up unit forming part of a two storey end terraced property of traditional brick construction.

Any business operation will benefit from the ample free street parking on the surrounding streets and the good road access.

The accommodation is laid out as follows;

Ground Floor

<u>Main Salon</u>	circa 250 sq.ft. (23 sq.m.)
<u>Rear Space</u>	circa 175 sq.ft. (16 sq.m.)
<u>W.C.</u>	

External

Shared Yard to the rear of the property.

Services

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



Rates

Rateable Value £2,500
 Rates free incentives subject to status.

EPC

Rating - tbc.

Tenure

The property is freehold. Prospective buyers should make their own enquiries.

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