

Hair & Beauty Salon To Let

REF: NE2103

5 Beaconsfield Avenue, Low Fell NE9 5XT



- Gross Area circa 500 sq.ft. (46 sq.m).
- Visible corner location.
- Modern internal fit & finish.
- Popular residential suburb.
- Suitable for a variety of uses.
- ANNUAL RENT £10,000 per annum.



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

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www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The premises are located on a prominent corner at the junction of Beaconsfield Avenue with Harcourt Street in the pleasant and sought-after residential suburb of Low Fell. There are high levels of potential captive trade and the local shops and nearby occupiers include a hair salon, Nisa supermarket, butchers and bakery.

Description

The premises comprise a single storey self-contained ground floor retail unit with return frontage and forming part of an end terrace three storey building.

Internally the space is laid out with a main salon and reception plus up to 3 separate treatment rooms plus a separate small kitchen and W.C.

Accommodation

The premises has been measured with the following Gross Internal Areas;

Ground Floor 500 sq.ft. (46 sq.m.)

Tenure

A new full repairing and insuring lease is available at a rent of £10,000 per annum (circa £835 per month) with full terms to be agreed.

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

VAT

VAT is not applicable.



Services

Gas central heating, double glazing and a security alarm is installed.

Business Rates

The premises are assessed as follows:
Rateable Value £2,350
Rates free incentives subject to status

EPC

Rating B.

Money Laundering Regulations:

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

Viewing

Strictly by appointment with this office



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