

## Tenanted Hair Salon & Separate House

6 & 8 Newlands Road, High West Jesmond, Newcastle upon Tyne NE2 3NT

NE2030



- Ground & Basement Hair Salon.
- Salon income £11,400 per annum.
- Rent review due September 2025.
- Immaculate 2 / 3 bed house.
- House income £13,200 per annum.
- FREEHOLD PRICE £425,000 / OFFERS.



#### 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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## Location

The property is located in High West Jesmond which is one of the most sought-after residential areas of Newcastle. This suburb is home to a broad range of residents that include students, young professionals and families.

Access is straightforward via the Great North Road and there is also an efficient Metro system which links the town to Newcastle City centre and which also runs out to the airport.

## Description

The property comprises a single fronted three storey mid-terraced unit which forms part of a larger terrace. The retail unit occupies the ground floor and basement and the house has a spacious ground floor kitchen / diner with bedrooms and a family bathroom on the first floor. Access is from the street and there is a pleasant lobby entrance.

## Property

### 8 Newlands Road

#### Ground Floor

Hair Salon circa 35 sq.m. (375 sq.ft.)

#### Lower Ground Floor Salons and Staff Area W.C.

circa 33 sq.m. (360 sq.ft.)

### 6 Newlands Road

#### Ground Floor

Kitchen Diner 5.3m x 3.9m

#### First Floor

Lounge / Bedroom 4 3.5m x 4.6m

Bedroom 1 2.7m x 3.5m

Bedroom 2 3.9m x 4.2m

Bedroom 3 2.6m x 3.2m

Family Bathroom

#### External

#### Enclosed Yard Area

#### EPC

8 Newlands Road Retail Unit - Rating B.

6 Newlands Road Flat - Rating D

## Services

Water and electricity is installed to the shop. There is also gas central heating and double glazing in the flat.



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## Rates

Business Rateable Value £6,500 (April 2023).  
Rates free incentives subject to status.  
House is Council Tax Band C.

## Occupational Lease

### 6 Newlands Road;

The flat is occupied on an AST expiring in August 2025 with current rental income of £1,100 monthly.

### 8 Newlands Road;

The shop is occupied on a 10 year lease from September 2019 at a rent of £11,400 per annum. There are rent reviews every 3<sup>rd</sup> anniversary.

## Money Laundering Regulations

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

## Viewing

By appointment only via this office.



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