

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2209



North East Commercial
Property & Business Agents

RETAIL UNIT with SEPARATE FLAT

20 Grey Street, Brunswick Village NE13 7DT &
2 Martin Way, Brunswick Village NE13 7EP



- Former ground floor Hair Salon.
- Spacious separate 2 bedroom flat above.
- Open plan living space.
- Double garage to the rear.
- Located within main village centre.
- Suitable for a variety of commercial uses STPP.
- FREEHOLD ASKING PRICE £150,000.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

This property and business opportunity is located in the village centre of what is a pleasant community to the north of Newcastle, with excellent road links the A1 Western Bypass. The immediate area comprises mainly residential accommodation but the subject property is located near a busy Convenience Store and where there is ample free on street parking.

Business Opportunity

The ground floor space has operated as a hair and beauty salon for many years before winding down owing to a change in personal circumstances. The premises are configured to provide a salon space with two treatment rooms plus a WC and shower.

Property Description

Comprises an end terrace, two storey building of traditional brick construction with a rendered gable. The ground floor comprises a self-contained retail unit and to the upper floor there is a spacious 2 bedroom flat but which includes a large ground floor double garage at the rear.

Ground Floor: GIA circa 450 sq.ft. (42 sq.m.)

Retail / Salon

Treatment Room 1

Treatment Room 2

Shower Room with W.C

Living Accommodation (with separate access)

First Floor:

Lounge / Diner	450 sq.ft. (42 sq.m.)
Bedroom 1	145 sq.ft. (13 sq.m.)
Bedroom 2	74 sq.ft. (7 sq.m.)
Kitchen	120 sq.ft. (11 sq.m.)
Bathroom	

External

Double Garage



Services

Mains electricity, gas, water and sewerage services are connected to the property. Gas central heating and double glazing is installed.

Tenure

We are informed that the title is FREEHOLD. Interested parties should seek legal confirmation.

Rates

Shop Rateable Value £2,800

Rates free incentives subject to status.

Flat Council Tax Band A.

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.

EPC

Shop Rating – D

Flat Rating - tbc

Viewings

Via joint agent Jan Forster on 0191 236 2070

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