

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

REF: NE2234



North East Commercial
Property & Business Agents

RETAIL / OFFICE / BEAUTY SALON TO LET

137 High Street, Gosforth,
Newcastle upon Tyne NE3 1HA



- Ground Floor circa 1,085 sq.ft. (101 sq.m.).
- Prime position in the heart of Gosforth.
- Former spa and beauty salon.
- Suitable for a variety of uses.
- Close to bus stops and car parking.
- New lease available.
- ASKING RENT £35,000 per annum.

0191 487 8566

www.northeastcommercial.co.uk

Location

The shop is located on the main High Street close to its junction with Causey Street. Gosforth is an extremely sought-after residential suburb of Newcastle approximately 2 miles due north of the City centre with good schools, public transport links and local amenities.

The location of the premises generates very high levels of both captive and passing trade and there is also a pay and display car park nearby.

The premises are adjacent to Greggs The Bakers and other nearby occupiers include Lloyds Bank, Sainsbury's and Caffè Nero together with popular independent coffee shops, bars and restaurants.

The unit would be suitable for a broad variety of uses, subject to any required consents.

Premises

Comprises the ground floor of a substantial two storey terraced property of traditional construction. The shop front provides a large display space that looks directly onto the busy High Street.

The ground floor is open plan, but which has been configured to provide a reception and treatment area to the front with three separate consultancy rooms beyond.

The unit is in very good internal condition and was, until recently, operating as a high end, ladies spa and beauty salon.

The gross floor areas are as follows;

Ground Floor

Main Retail Area circa 1,085 sq.ft. (101 sq.m.)
Large Bathroom DDA compliant

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



Services

Gas, electricity and water services are on site.

EPC

Rating - TBC.

Rates

Description; Shop and Premises
Rateable Value £23,750

Tenure

The premises will be offered by way of a new FRI lease at a passing rent of £35,000 per annum. There will be 3 yearly rent reviews and a rent bond may be required subject to status.

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.