LEISURE RETAIL OFFICE

North East Commercial Property & Business Agents

HAIR SALON / STUDIO SPACE To Let

19b & 19c Shibdon Road, Blaydon NE21 5AE **REF: NE2232**

- Located adjacent to main shopping centre.
- Part fitted and equipped hair salon.
- GIA extends to 1,300 sq.ft. (120 sq.m.).
- Self-contained ground floor space.
- Suitable for a variety of uses.
- RENT £17,400 per annum.

RICS

The Property Ombudsman

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 premises comprise the self-contained ground floor of a two storey property located on Shibdon Road, close to the junction with Shibdon Bank. This is an extremely busy thoroughfare with high levels of pedestrian, bus and vehicle traffic.

The lower floor is occupied by an IT Company and other nearby tenants include McDonalds, Domino Pizza and Morrisons.

Description

Comprise a ground floor self-contained open plan space which has been occupied as a hair salon for over 20 years. The layout is configured to provide 2x salon areas, a beauty room, a kitchen and separate ladies and gents toilets.

The space is part fitted and equipped as a salon but would be suitable for other uses, subject to landlord's consent and any planning.

Accommodation

Ground Floor	
Salon 1	58 sq.m. (625 sq.ft.)
Salon 2	50 sq.m. (540 sq.ft.)
Tea Point	
Beauty Room	
Kitchen / Staff	
Ladies Toilets	
Gents Toilets	

Services

Electricity and water are on site.

EPC

Rating tbc.

Business Rates

The premises are assessed as follows:

Description	Rateable Value
tbc	£6,000

Rates free incentives subject to status.

Terms

The premises are available on a new FRI lease for a term of years to be agreed. The asking rent is £17,400 per annum plus a service charge when required. Full terms and conditions to be agreed.

Legal Costs

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

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.

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