# **RETAIL / OFFICES**

## Retail / Office Unit For Sale

9 Fellside Road, Whickham NE16 3BS

**OUR REF: NE2168** 



- Self contained two storey property.
- NIA 1,130 sq.ft. (105 sq.m.) over 2 floors.
- Within walking distance of town centre.
- Previously hair and beauty use.
- Could be split into separate spaces.
- FREEHOLD PRICE £195,000.





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 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 without any responsibility on the part of North East Commercial or their vendor client and any intended purchasers or tenant should satisfy themselves to the correctness of any statements contained without any responsibility on the part of North East Commercial or their vendor client and any intended purchasers or tenant should satisfy themselves to the correctness of any statements contained 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 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 or the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statement of North East Commercial or their vendor client and the part of North East Commercial or their vendor client and the part of North East Commercial or their vendor client and the part of North East Commercial or their vendor client and the part of North East Commercial or their vendor client and the part of North East Commercial or their vendor client and the part of North East Commercial or their vendor client and the part of North East Commercial or their vendor client and the part of North East property described herein.

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

0191 487 8566



#### Location

This is an extensive mid terrace property of traditional construction, rendered to the front and with a pitched tiled roof over. The property is located close to the busy junction where Fellside Road meets Front Street and Swalwell Bank.

Whickham is a popular and sought after village to the south west of Newcastle upon Tyne with an excellent local infrastructure and good road links.

### **Description**

The property comprises a two-storey mid terraced property with single storey extension to the rear.

The property is configured with an open plan ground floor retail space to the front, which was operating until recently as a successful hair salon. To the rear there is another separate space with both independent and internal access and which was occupied by a local podiatrist.

Access to the upper floor is from within the hair salon and this space is separated into 3 rooms, one of which is a utility room with W.C.

Overall the property is in good order throughout and would be suitable for a variety of uses.

### Accommodation;

Reported on a Net Internal Area basis as follows:

**Ground Floor** 

Retail / Offices circa 400 sq.ft. (37 sq.m.)

**Rear Ground Floor** 

Retail / Offices circa 230 sq.ft. (21 sq.m.)

W.C.

**First Floor** 

circa 435 sq.ft. (40 sq.m.)

Offices / Salon Utility / W.C.





#### Services

Water, gas central heating, double glazing and electricity are installed.

#### Rates:

The property is assessed as follows: 9 Fellside Road RV £7,100 Rear 9 Fellside Road RV £1,775 Rates free incentives subject to status.

#### **Tenure**

We are verbally informed that this is a freehold

### **EPC**

Rating - TBC.

### **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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