

### Retail / Office Unit For Sale

9 Fellside Road, Whickham NE16 4AL

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 £179,950.**



#### 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.

# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

## 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

**Offices / Salon** circa 435 sq.ft. (40 sq.m.)

**Utility / W.C.**



### 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

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 title.

## 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.



# 0191 487 8566

admin@northeastcommercial.co.uk

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN