



## Unit 3, 6 Salters Road, Gosforth, Newcastle upon Tyne NE3 1DJ

- Ground Floor Commercial Unit
- Central Gosforth Location
- Can not be Used as a Barbers
- 6 Stations & Backwash
- Presented to a High Standard
- Suitable for a Variety of Uses
- Flexible Lease Terms Available
- Rent Includes Electric, Water & Rates

**Rent: £1,300 per month**

# COMMERCIAL

## Location

The unit is located on the corner of Elsdon Road and Salters Road a very busy road in the Newcastle City suburb of Gosforth which is an affluent and heavily populated area. The main centre is a bustling commercial environment with a range of shops, offices, banks, restaurants, public houses etc. There is ample pay and display parking to the rear.

## The Property

We are delighted to offer to the market this well-presented ground floor commercial unit. The unit was formerly occupied by a hair extension business but would suit a variety of other uses except barbers.

## Tenure

Leasehold -A new sub lease is available, terms and conditions to be agreed.

## Rent

£15,600 per annum (£1,300 per calendar month)  
The rent includes electric, water and rates.

## Building insurance

£900

## Deposit

£2,000

## Costs

The costs relating to lease & agents are to be paid by the tenant £750 plus vat (£900 inc vat)

## Viewing

Strictly by appointment through this office.

## Rateable Value

No business rates

## Important Notice

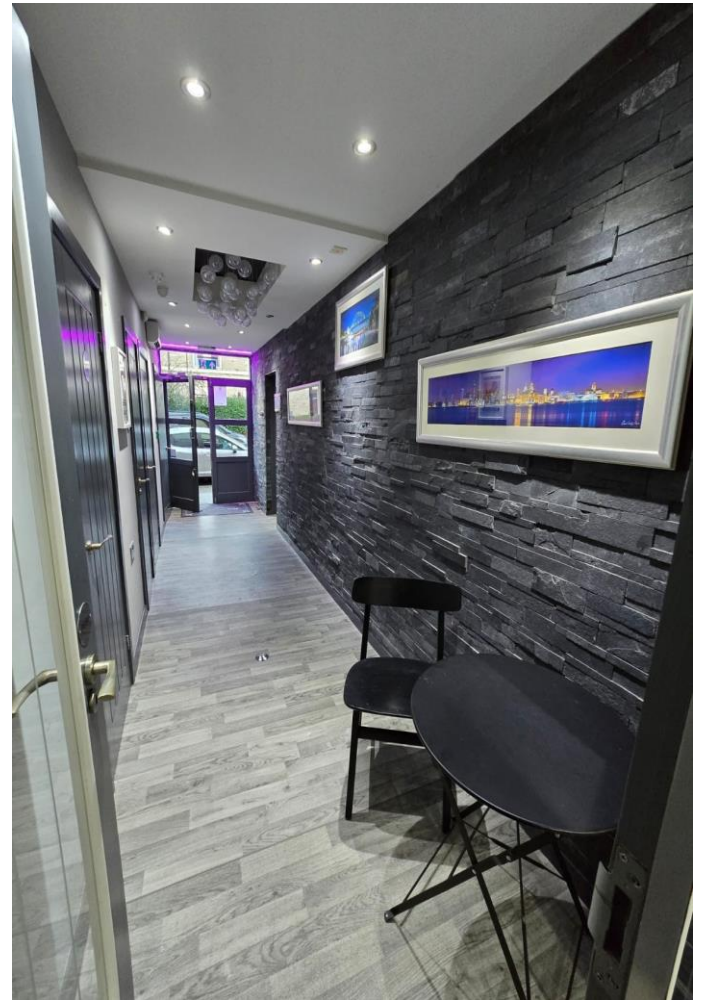
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3. Any areas, measurements and distances given are approximate only.

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