

Retail | Office | Industrial | Land



1-2 Huddleston, Cullercoats, North Tyneside NE30 4QS

- Ground Floor Salon
- Trading Flotation & Beauty Business
- Just Undergone Full Refurbished
- Presented to a High Standard
- Free Off Street Parking
- First Floor One Bedroom Flat
- Floor Area 1,116 sq. ft. (103.6 sq. m.)
- Available with or Without Business
- Prominent Position
- 250m From Sea Front

Price £275,000 Freehold

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Location

The property is prominently located just off the roundabout at the junction of John Street and Whitley Road behind the CO-OP in the centre of Cullercoats. Cullercoats is a densely populated residential seaside village on the North Tyneside coast and is situated approximately 10.5 miles east of Newcastle upon Tyne and is close to the towns of Whitley Bay and North Shields.

Business Description

The Bodyworks Salon is a flotation & beauty centre designed to create a calming and relaxing atmosphere, somewhere you can retreat for a while from the demands of everyday life and take time to re-charge your inner sense of wellbeing. The business offers a range of services including facials, body treatments, reflexology, eye treatments, waxing, flotation sessions and much more. Our client will stay on when the business is sold to help with the transition.

Description

A well presented two storey end terrace property consisting ground floor salon and separate first floor one bedroom flat. The ground floor salon is presented to a high standard having just undergone a full refurbishment including new concrete floor, new flat roof & ceiling, new gas central heating boilers, electrical rewire and general decoration.

Area	sq. m.	sq. ft.	level
Reception	14.27	153.60	Ground
Lounge	13.86	149.18	Ground
Treatment Room	5.4	58.12	Ground
Treatment Room	6.73	72.44	Ground
Flotation Room	13.6	146.38	Ground
Kitchen	5.59	60.17	Ground
W.C	1.09	11.73	Ground
Store	1.36	14.63	Ground
Total	61.9	666.28	
Living Room	18.61	200.31	First
Kitchen	7.84	84.38	First
Bedroom	10.4	111.94	First
Shower Room	3.28	35.30	First
Store	0.81	8.71	First
Store	0.84	9.04	First
Total	41.78	449.71	
Net Internal	103.68	1,116	

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Price

£275,000

Notice

Some of the equipment relating to the business is not included in the sale price, although is available with separate negotiation.

Rateable Value (1 Huddleston)

The 2024 Rating List entry is Rateable Value £5,000.

If the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Council Tax Band (2 Huddleston)

Band A

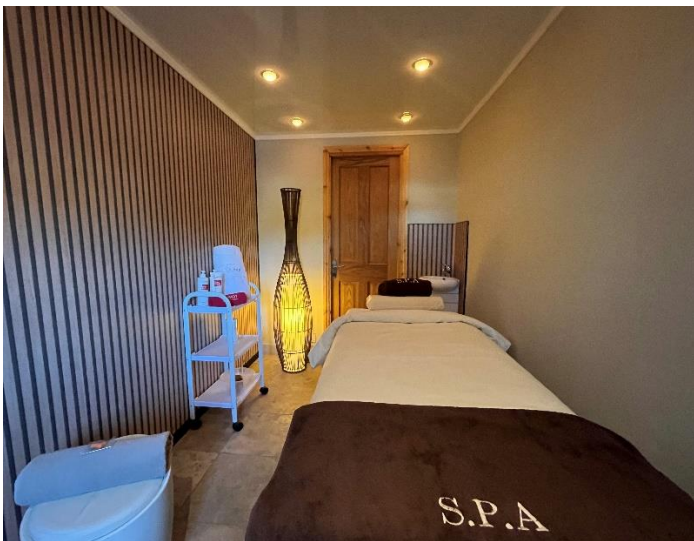
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2. The photographs show only parts of the property as they appeared at the time taken.
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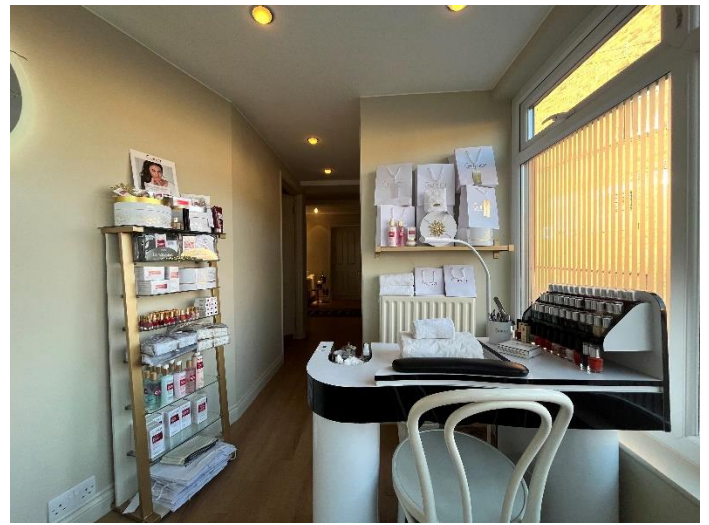
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