



164b Heaton Park Road, Newcastle upon Tyne NE6 5AP

- Ground Floor Retail Unit
- Former Beauty Salon
- Prominent Corner Position
- Small Business Rate Relief
- Floor Area 77.9 sq. m (838 sq. ft.)
- Excellent Passing Trade
- New Flexible Lease Terms
- Suitable for a Variety of Uses inc Dentists

Rent: £8,500 per annum

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Location

Located in a high-visibility corner spot between Wandsworth Road & Heaton Park Road, ensuring maximum exposure and foot traffic from passing pedestrians and vehicles, ideal for businesses looking for prime exposure.

Description

We are delighted to offer to the market this ground floor retail unit previously utilized as a beauty salon, offering a functional layout that can be adapted for various purposes including retail, office, or leisure uses subject to the correct planning.

Floor Area

Area	sq. m.	sq. ft.
Salon	49.67	534.64
Treatment Room	8.93	96.12
Shower/W.C	4.55	48.97
Kitchen / W.C	11.39	122.60
Store	3.38	36.38
Total	77.92	838.72

Services

Gas central heating, electric, water.

Tenure

Leasehold – A new lease is available with terms and conditions to be agreed.

Rent

£8,500 per annum

Insurance

The tenant is responsible for the full insurance, building and contents.

Viewing

Strictly by appointment through this office.

Ratable Value

The 2025 Rating List entry is £5,700

As 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.

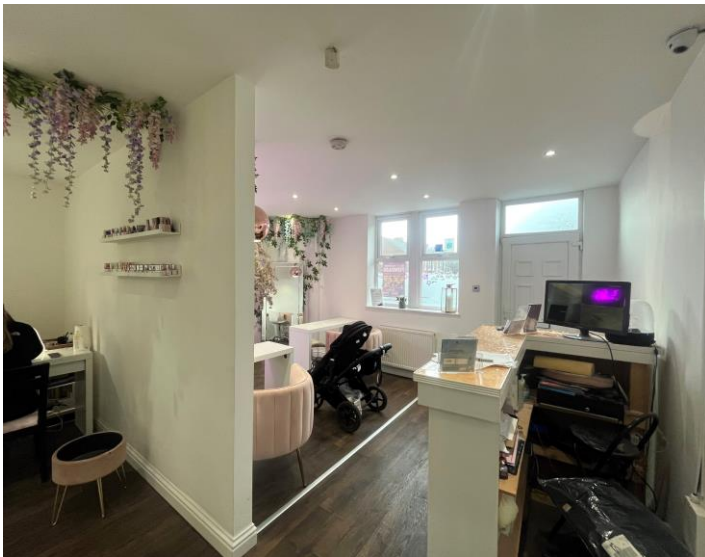
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1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I166 (Version 2)

Prepared: 07th February 2025

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