



1 & 2 Lawrence Court, Blaydon, Tyne & Wear NE21 4AS

- Ground Floor Retail Unit and First Floor Two-Bedroom Flat
- Net Internal Area 75.5 sq. m. (812 sq. ft.)
- Forecourt to the Front and Parking to the Side
- Enclosed Garden at the Rear
- Suitable for a Variety of Uses
- Excellent Transport links to Newcastle City Centre & Metro Centre

Rent: £14,000 per annum

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Location

The property is located on Lawrence Court just off Blaydon Bank. Blaydon has excellent links to Newcastle City Centre, Metro Centre, and surrounding areas.

Description

We are pleased to present this semi-detached brick property with a concrete tiled roof to the rental market. The property comprises a ground floor retail unit and a two-bedroom flat on the first floor. The ground floor was previously operated as a salon but offers potential for a wide range of uses, subject to the appropriate planning permissions and use class.

Externally

The property benefits from a forecourt to the front, with parking available to the side, leading to an enclosed garden at the rear. Please note that Number 4 Lawrence Court has a right of way over this area.

Area	Sq. m.	Sq. ft.
Ground Floor (Retail)		
Main Retail Area	22.34	240.46
Treatment Room	5.12	55.11
Treatment Room	2.62	28.20
Kitchen	6.13	65.98
W/C	1.6	17.22
Total	37.81	406.98
First Floor (Flat)		
Living Room	12.24	131.75
Kitchen	4.5	48.43
Bedroom	7.48	80.51
Bedroom	9.0	96.87
Bathroom	4.48	48.22
Total	37.7	405.79
Net Internal	75.51	812.78

Tenure

Leasehold – A new lease is available, terms and conditions to be confirmed.

Rent

£14,000 per annum (paid monthly in advance)

Deposit

1 Months rent

Fees

The ingoing tenant to pat £1,000 plus vat (£1,200 inc vat) for lease costs etc.

Viewing

Strictly by appointment through this office.

Rateable Value (2 Lawrence Court)

The 2025 Rating List entry is Rateable Value £4,000

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.

Council Tax Band (1 Lawrence Court)

Band A

Important Notice

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.

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