



## Jazz

1072 Shields Road, Newcastle upon Tyne NE6 4SR

- Long Established Hair Salon
- 7 Cutting Stations / 2 Back Washes
- Excellent Reputation
- Genuine Sale
- Excellent Passing Trade
- Floor Area 62.2 sq. m. (669 sq. ft.)
- Turnover £1,200 per week (Limited Trading Hours)
- Private Parking & Yard to Rear
- Owner Will Stay on as a Stylist if Required
- Rent £9,000 per annum

**Leasehold: £30,000 plus stock at valuation**  
**Freehold: 130,000 plus stock at valuation**

# BUSINESS FOR SALE

## Location

The business is situated on Shields Road (A193) which is one of the main connecting roads from Newcastle upon Tyne to Wallsend. There is a bus stop directly outside and is densely surrounded by residential housing, generating a good footfall past the property.

## Description

Our client has successfully operated the business for many years, during which time she has established an excellent reputation, with a loyal and long-standing clientele. The business is now being offered for sale due to the owner's semi-retirement. The salon provides a comprehensive range of services, including haircuts, colouring, and blow-drys. The premises are fitted to a high standard, with quality fixtures and fittings throughout, including four spacious cutting stations and two backwash units. The owner has expressed a willingness to remain as a stylist under the new ownership, should the buyer wish to retain her services.

## The Premises

The business is situated on the ground floor of a semi-detached property with a pitched roof. The premises encompass a floor area of 62.2 sq. m. (669.62 sq. ft.), which includes an open-plan salon, a customer waiting area/reception, a small storage room, and kitchen/W.C. facilities.

## External

There is private parking to the front and yard/garden to the rear.

## Turnover

The business currently generates approximately £1,200 per week, based on limited trading hours.

## Viewing

Please contact a member of RMS staff for further information.

## Staff

The business is run by the owner with an assistance who shampoos hair, currently working 16 hours a week.

the business is run by myself the other member of staff is just an assistant who shampoos hair, I am the only Stylist.

## Tenure

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

## Opening Times

Monday	Closed
Tuesday	Closed
Wednesday	9:00am – 3:00pm
Thursday	Closed
Friday	9:00am – 7:00pm
Saturday	8:30am – 4:00pm
Sunday	Closed

## Price

£30,000 plus stock at valuation (Leasehold)  
£130,000 (Freehold)

## Rent

£9,000 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2025 Rating List entry is Rateable Value £2,850

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.

## 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.

## Ref I196 (Version 2)

Prepared 14<sup>th</sup> February 2025



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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