



**7 & 7a Harraton Terrace, Durham Road,
Birtley, DH3 2QG**

- Commercial Investment
- Beauty Salon & Barbers
- Rental Income £12,900 per annum
- Rental Yield 9.21% on Asking Price
- Busy Main Road Location
- Private Parking

Freehold £139,950

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Location

The unit is located on the A167 Durham Road, Birtley. It occupies a prominent position opposite B & M. The location provides excellent transport links being circa 2 miles off the A1(M) and 6.6 miles from Newcastle City Centre and 14 miles from Newcastle International Airport.

Description

The property is a mid-terrace, two storey unit, with pitched slate roof.

The first floor unit, currently tenanted as a beauty salon/aesthetics, consists of treatment rooms and reception. Floor area 41.8 sq.m. (450.6 sq.ft.).

The ground floor unit, currently tenanted with a barbers, consists of open salon space and rear room. Floor area 47.8 sq.m. (514 sq.ft.)

Tenants

First Floor: Zephyr Aesthetics

Lease Terms: 5 Years (from March 2024)

Break: April 2026

Rent: £6,000 per annum

Ground Floor: Fryad Barber

Lease Terms: 5 Years (from June 2022)

Break: None

Rent: £6,900 per annum

Parking

There is private parking to the rear of the property.

Tenure

Freehold

Price

£139,950

Viewing

Strictly by appointment through this office.

Rateable Value

7a Harraton Terrace - The 2024 Rating List entry is Rateable Value £6,100

7 Harraton Terrace – The 2024 Rating List entry is Rateable Value £2,750

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.

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: I192

Prepared: 11th March 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.

R573