

Chartered Surveyors, Estate Agents, Valuers

R.A. **Jackson
& Son**
Est. 1830



109/111 High Street, Gosforth | £435,000

FOR SALE

PRIME RETAIL UNIT

PROMINENT AND CENTRAL POSITION

A1 RETAIL USE

RETAIL NET INTERNAL AREA 187.28sqm (2014.5sqft)

REAR BUILDING 77.89sqm (838.42sqft)

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RICS

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property
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worldwide

High Street, Gosforth | £435,000

LOCATION

The property is located on the western side of Gosforth High Street. Other retailers include Newcastle Building Society, Toni & Guy Hairdressing Salon, Café Nero, Adventure Studios, Nationwide Building Society, Lorenzo Restaurant, Pizza Express Restaurant, Greggs, Santander, the Co-Operative Food Store and Papa John's. Other services and facilities in and around the area include a public car park and access to public transport.

DESCRIPTION

The property to be sold includes the full extent of the ground floor, a rear two storey building, two parking spaces and freehold title. The first floor is not included.

The main building is a traditional two storey, mid-terrace retail and provided with significant additions to the rear at later dates. The property has traditional shop window frontage with signage over.

The property is occupied and run as a hairdressing salon where internal finishes are appropriate for this use. These include suspended panel and plastered ceilings with integrated light fittings, plastered internal walls, painted softwood or varnished softwood internal joinery and tiled flooring to the main salon areas. Beyond the main retail areas, within the ground floor, there are also treatment rooms and stores.

There is also a two storey building at the rear that connects with the main building, and two car parking spaces.

ACCOMMODATION

GROUND FLOOR

Main Retail Area 105.4sqm (1134.5sqft)

Staff Kitchen 10.29sqm (110sqft)

Remaining Retail Space 71.59sqm (770sqft)

NIA 187.28SQM (2014.5SQFT)



REAR BUILDING

Trade Counter Room 16.4sqm (174sqft)

Rear Garage/Store Room 17.2sqm (185sqft)

First Floor Store 44.29sqm (476sqft)

NIA 77.89SQM (2852SQFT)



SERVICES

We understand that all mains services are connected to the property

PLANNING

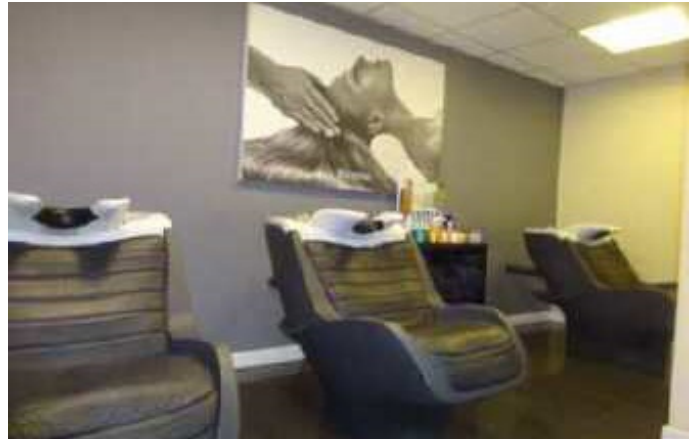
We understand that the premises have planning permission for use as Retail as designated under class A1 of the Town and Country (Use Classes) Order 1987 (as amended)

RATING LIABILITY

The property is assessed as a Hairdressing Salon and Premises having a Rateable Value of £32,500.

TERMS

The property is available by way of Freehold with a guide price at £435,000.



ENERGY PERFORMANCE CERTIFICATE

Full details upon request

VAT

All rents, premiums and asking prices quoted herein are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own costs in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser / Tenant will be required to provide two forms of identification and proof of the source of income.

Viewing

Strictly by appointment through R.A Jackson & Son
T: 0191 2571253 E: sales@rajackson.co.uk
www.rajackson.co.uk

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