



# To Let

## First Floor Premises

10 Fairfield Terrace  
Pelaw  
Gateshead  
NE10 0QR

- Former Long Established Hair Salon
- Suitable for a number of uses
- Busy suburban parade
- Above Dicksons, opposite Aldi
- Net Area 734 ft<sup>2</sup> (68 m<sup>2</sup>)

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

## Location

The property is centrally situated within this popular area of Pelaw in a busy suburban parade opposite Aldi and above Dicksons Butchers. Other nearby include Greggs and Lidl together with a number of independent traders. The area offers good transport links via road and metro.

## Description

The property comprises first floor accommodation with independent access from the street. It comprises a former long established hair salon benefitting from UPVC double glazing and gas central heating. It would be suitable for similar uses including beauty, tattoo, nails or similar.

## Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>First Floor</b>		
Salon	493	45.80
Kitchen	92	8.55
Room	67	6.22
Washroom	82	7.62
<b>Total</b>	<b>734</b>	<b>68.19</b>

## Tenure

A new Lease is available at a commencing annual rental of **£6,000** for a term of years to be agreed (minimum 3 years) on Tenant internal repairing basis.

## Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

## Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- [mjw@lofthouseandpartners.co.uk](mailto:mjw@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

## VAT

Figures quoted exclude VAT where chargeable.

## Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£2,700**. The Uniform Business Rate for the Rates Year 2022/2023 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

**Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification**

## Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

## Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

## Ref

C4109

## EPC

Energy Rating C