



## 20 Grey Street, Brunswick, Newcastle upon Tyne NE13 7DT

- Attractive Ground Floor Retail Unit
- Prominent Location
- Same Parade as One Stop
- Floor Area 49.2 sq. m. (530 sq. ft.)
- Suitable for a Variety of Uses
- On Street Parking
- Investment Opportunity

**Price: £89,950 Freehold**

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## Location

The property is located on Grey Street within the village of Brunswick, Newcastle upon Tyne. The property is located approximately 6.5 miles north of Newcastle City Centre and lies only 3 miles from Newcastle International Airport. The property benefits from easy access to the A1 and A19 trunk roads approximately 2 miles to the north.

## The Premises

We are delighted to bring to the market this end terrace ground floor retail unit. The unit is current run as a ladies hair salon by our vendor, but will be sold with no fixtures and fitting as she is relocating her business.

## Floor Area

Area	Sq. m.	Sq. ft.
Retail	40.75	438.67
Treatment Room	3.61	38.86
Kitchen/W.C	4.85	52.29
<b>Total</b>	<b>49.22</b>	<b>529.82</b>

## Tenure

Freehold

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2022 Rating List entry is Rateable Value £2,650

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.

## Price

£89,950

## Viewing

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## Notice

Our client would like a covenant in the title, that the unit cannot be used as a ladies hair salon.

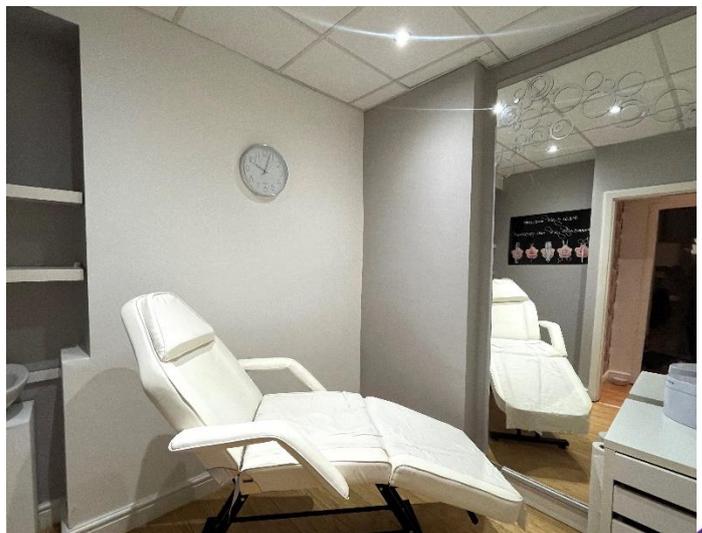
## Important Notice

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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 H892 (Version 1)

Amended 10<sup>th</sup> January 2024

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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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