



63 Station Road

Hebburn, NE31 1LA

£3,900 Per Annum



To Let, first floor offices or space that could be used for beauty therapy, professional office space etc. Situated on this busy parade of shops opposite the shopping centre, the property offers three rooms covering approximately 560 sq ft with additional kitchen and staff wc. Available on flexible terms to be agreed with landlord. Epc D



Entrance hall

Via electric roller shutter, stairs to the first floor which open into the main office or salon space

Main office/salon

With radiators and access to the front two offices/rooms and kitchen

Front office

Radiator

Front office.

Radiator

Kitchen

Base units and work tops housing a sink unit, radiator and door to stairs down to the yard.

WC

WC and wash basin, radiator

External

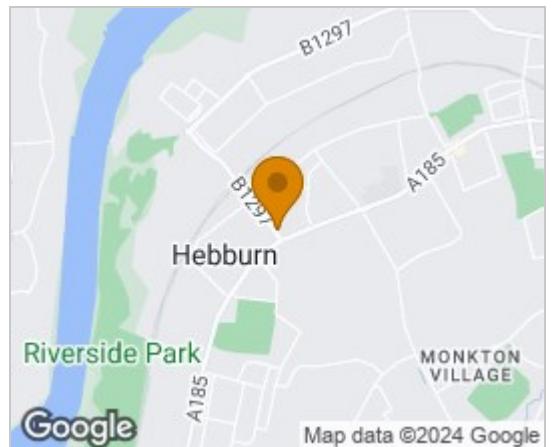
Separate rear yard with lane access

Note

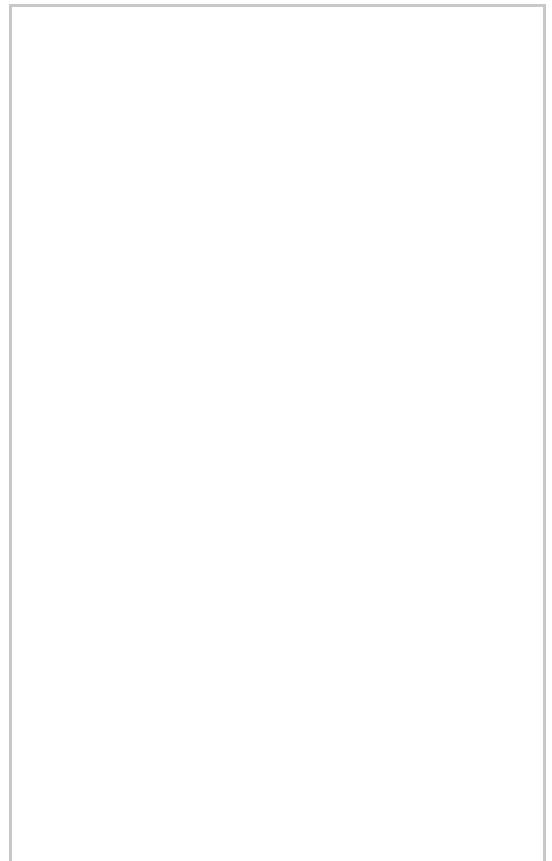
To let on flexible terms to be agreed with the landlord. Initially could be a three year lease with 18 month break clause, but may consider 12 month term.

RV £1675

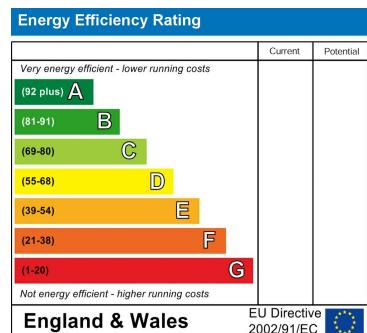
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.