

DEAN & CO

ESTATE AGENTS

SALES - LETTING - AUCTIONS



9 Shelley Road

Newburn Industrial Estate, Newcastle Upon Tyne, NE15 9RT

£1,000 Per Month



Located in the vibrant Newburn Industrial Estate, this charming shop on Shelley Road presents an excellent opportunity for aspiring entrepreneurs. Spanning 447 square feet, the space is perfectly suited for new ventures, particularly for those looking to establish a coffee shop or deli.

The property boasts essential amenities, including a fridge, freezer, coffee machine, and various kitchen appliances, making it ready for immediate use. Its prime location in Lemington ensures a steady flow of potential customers, providing a solid foundation for your business to thrive.

With its inviting atmosphere and practical features, this shop is an ideal setting for those eager to bring their culinary dreams to life. Whether you are an experienced business owner or just starting out, this property offers the perfect canvas to create a welcoming space for the community. Don't miss the chance to make your mark in this bustling area of Newcastle Upon Tyne.

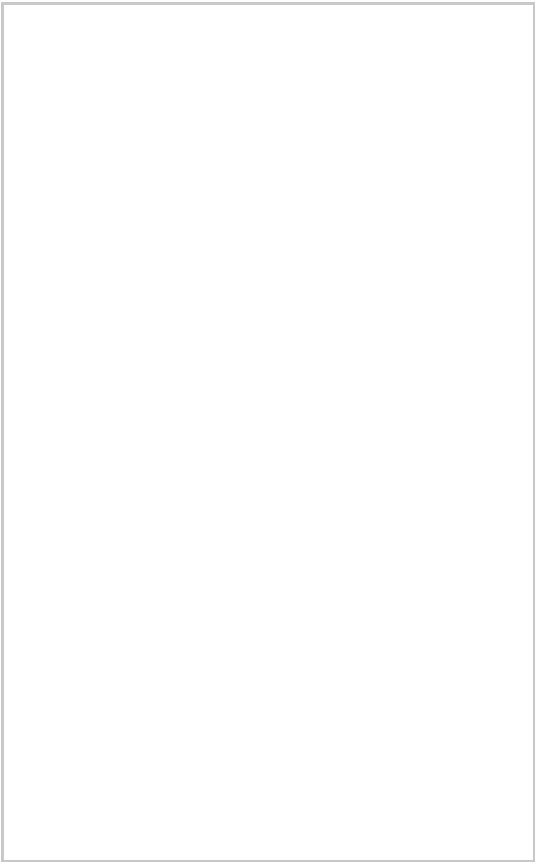
Contact us on 0191 823 8540 or email us on info@dean-co.uk



Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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