

DEAN & CO

ESTATE AGENTS

SALES - LETTING - AUCTIONS



8 Clayton Road

, Newcastle Upon Tyne, NE2 4RP

Asking Price £20,000



We are pleased to present an exciting opportunity to acquire a business located in the prime area of Jesmond, Newcastle Upon Tyne. This property is available for sale at a turn-key price of £20,000, making it an attractive option for those looking to step into a well-established venture.

The business benefits from a prominent location on Clayton Road, ensuring high visibility and foot traffic, which is essential for success in this vibrant neighbourhood. The monthly rent is set at £1,400, providing a manageable overhead for prospective buyers.

Included in the sale is all necessary equipment, allowing for a seamless transition into ownership. This means you can start operating immediately without the need for additional investment in tools or machinery.

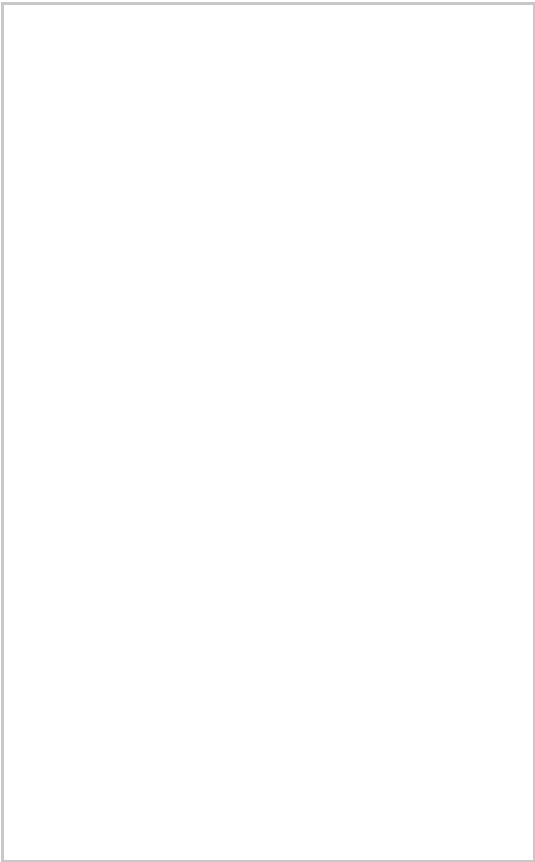
This is a rare chance to own a business in a sought-after area, known for its lively atmosphere and strong community presence. Whether you are an experienced entrepreneur or a first-time buyer, this opportunity is not to be missed. We invite you to explore the potential that this business holds in the heart of Jesmond.




Area Map



Floor Plans



Energy Efficiency Graph

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

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.