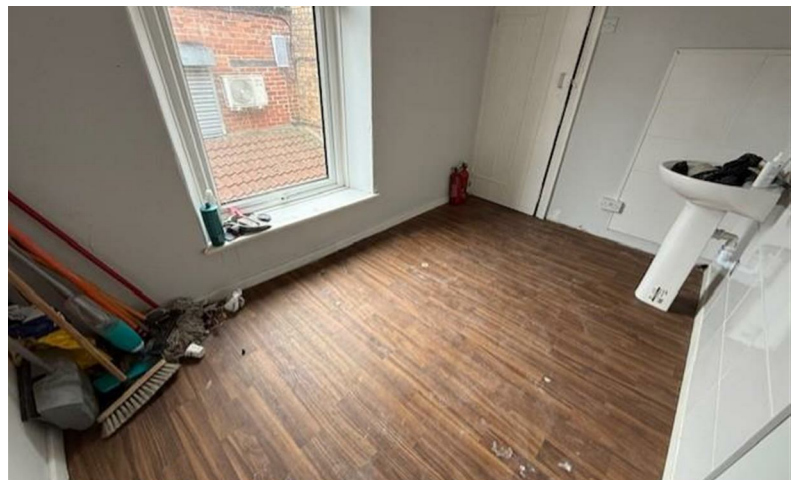


GILMORE ESTATES

Property Sales & Lettings



£600

, Front Street, , Prudhoe, , NE42 5AA

54 Front Street, Prudhoe, NE42 5AA

Nestled in the heart of Prudhoe on Front Street, this charming first-floor business premises presents a unique opportunity for commercial use. The property boasts two spacious reception rooms, providing ample space for relaxation or professional activities.

Currently operating as a beauty and hair salon, the property is versatile and can easily accommodate multiple uses, making it an ideal investment. The layout includes three separate rooms, allowing for a variety of configurations to suit your needs, whether you envision a stylish living space or a thriving business.

With its prime location in the town centre, residents will enjoy easy access to local amenities, shops, and transport links, enhancing the appeal of this property. This flat is not just a home; it is a canvas for your aspirations, whether they be personal or professional.

Do not miss the chance to explore the potential this property holds in the vibrant community of Prudhoe.

Entrance

Upvc entrance door to hallway and stairs to first floor

Main Salon

13'7" x 15'8" (4.15 x 4.78)

Upvc window to front aspect, storage cupboard.

Rear Salon

14'3" x 7'6" (4.36 x 2.31)

Tiled splashback

WC

5'1" x 3'0" (1.56 x 0.92)

WC, wash handbasin and extractor

Treatment Room

6'11" x 10'11" (2.13 x 3.33)

Upvc window to rear aspect and walk in cupboard

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

| Energy Efficiency Rating | | Current | Planned |
|---|--|-------------------------|---------|
| Very energy efficient - lower running costs | | | |
| 102-91kWh/m ² A | | | |
| 91-81kWh/m ² B | | | |
| 80-69kWh/m ² C | | | |
| 55-85kWh/m ² D | | | |
| 29-54kWh/m ² E | | | |
| 11-38kWh/m ² F | | | |
| 1-10kWh/m ² G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Planned |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 102-91kWh/m ² A | | | |
| 91-81kWh/m ² B | | | |
| 80-69kWh/m ² C | | | |
| 55-85kWh/m ² D | | | |
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| England & Wales | | EU Directive 2002/91/EC | |