



65 Heaton Road, Heaton, Newcastle upon Tyne NE6 5HH

- Well Presented Ground Floor Unit
- Salon Tenant in Place
- Floor Area circa 61.84 sq.m. (665.64 sq.ft.)
- Busy Main Road Location
- Rental Income £12,000 per annum
- Generating Yield of 8% on Asking Price

Long Leasehold: £150,000

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Location

The premises are situated in a prominent position in the Newcastle suburb of Heaton on the corner of Cardigan Terrace and Heaton Road which runs parallel with Chillingham Road and has a range of retail and professional outlets, this particular part of Heaton Road is being included in a regeneration programme which will undoubtedly increase the profile of the street. Heaton lies approximately 3 miles to the east of Newcastle upon Tyne.

The Premises

We are delighted to offer for sale a rare opportunity to acquire this period unit located on the ground floor of the old Co-op building.

The unit being 61.84 sq. m. (665.64 sq. ft.) consists open plan customer service area/seating area, treatment room and W/C facilities.

Tenant: Nail Box

Lease: 5 years, until February 2028

Rent: £12,000 per annum

**Tenant has been in place since February 2018*

Licence

(Class E) Retail/Salon Use

Price

£150,000

Tenure

Long Leasehold – 999 year lease in place, from April 1994

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £6,000

If 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.

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 I191

Prepared 7th March 2025

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