



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

- Well Presented Ground Floor Unit
- Salon Tenant in Place
- Floor Area circa 64 sq.m. (668.89 sq.ft.)
- Busy Main Road Location
- Rental Income £10,000 per annum
- Generating Yield of 7.14% on Asking Price

Long Leasehold: £140,000

COMMERCIAL

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 64 sq.m. (668.89 sq.ft.) consists open plan salon area, rear area, office, kitchenette and W/C facilities.

Tenant: MoJo Hair Design

Lease: 5 years, until February 2027

Rent: £10,000 per annum

**Tenant has been in place since February 2014*

Licence

(Class E) Retail/Salon Use

Price

£140,000

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

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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 I193

Prepared 7th March 2025

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



RICS

The mark of
property professionalism worldwide