



63 Heaton Road, Heaton Newcastle upon Tyne, NE6 5HE

- Well Presented Ground Floor Unit
- Class E Retail Use
- Floor Area circa 890 sq. ft. (82.7 sq. m.)
- Busy Main Road Location
- Double Fronted Unit
- Suitable for a Variety of Uses

Rent: £17,500 per annum

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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 rent a rare opportunity to acquire this period unit located on the ground floor of the old Co-op building.

The unit being 82.7 sq. m. (890 sq. ft.) consists open plan customer service area/seating area, kitchen and W/C facilities.

*internal photos are from before the previous tenant let the property.

Licence

Class E – Retail

Cannot be used for café purposes

Rent

£17,500 per annum

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Fees

In-going Tenant to contribute £1,000+vat towards the Landlord's fees.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £9,200

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 I189a

Updated October 2025

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