



572 Welbeck Road, Newcastle upon Tyne NE6 3AB

- Freehold Dental Practice Investment for Sale
- Investment with Reputable Tenant mydentist
- Rental income £15,000 per annum
- Net internal area 152 sq. m. (1,636 sq. ft.)
- 15-year lease from 1st October 2012
- Gross yield of 6.38 % on the purchase price
- Established residential area within Newcastle upon Tyne

Price: £235,000 Freehold

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Location

572 Welbeck Road is situated in the heart of Walker, a well-established suburb around 2 miles east of Newcastle city centre. The property occupies a prominent position on a busy local parade, surrounded by a mix of residential housing and neighbourhood retail. The area benefits from strong footfall, regular bus services, and convenient access to the wider Tyne & Wear transport network. This accessible and densely populated location provides a reliable customer base for local service operators, including the existing dental tenant.

Description

The property comprises a mid-terrace, two-storey building with a converted loft, providing a net internal area of approximately 152 sq. m. (1,636 sq. ft.).

The accommodation is arranged to provide a range of clinical surgery rooms, a reception area, W.C. facilities, and ancillary storage space.

The property is currently let to *mydentist* on a 15-year lease commencing October 2012, generating a current rental income of £15,000 per annum. This reflects a net initial yield of approximately 6.38%.

Tenant

Whitecross Dental Care Limited (No.00244415)

Lease Terms

15 years from 1st October 2012 to and including 30th September 2027.

Rent

£15,000 per annum

Tenure

Freehold

Price

£235,000

Yield

Gross of 6.38 % on the purchase price

Viewing

Strictly by appointment through this office.

EPC Rating

C

Rateable Value

The 2025 Rating List entry is Rateable Value £8,800

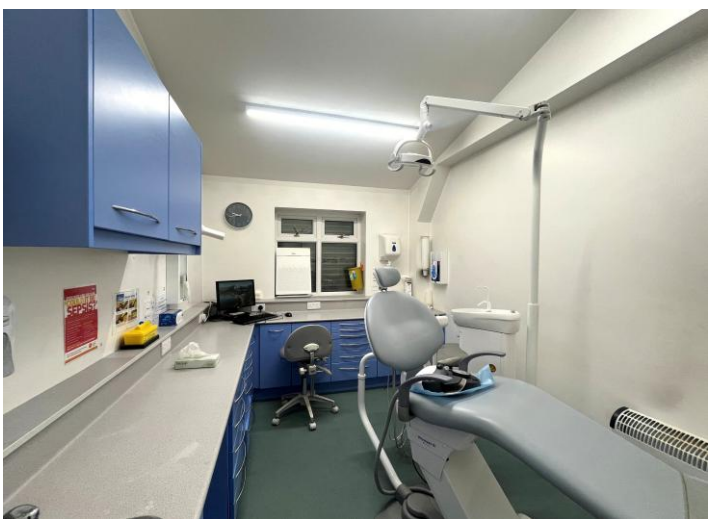
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3. Any areas, measurements and distances given are approximate only.

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