



12 Heaton Road, Newcastle upon Tyne NE6 1SD

- Ground floor retail premises
- Net internal area 85 sq. m. (915 sq. ft.)
- Prominent position with excellent passing trade
- Newly refurbished and ready for immediate occupation
- Two dedicated parking bays to the front of the property
- Suitable for a range of uses (subject to planning)
- Electric roller shutter for added security

Rent: £14,000 per annum

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Location

The premises are prominently situated on Heaton Road within the popular suburb of Heaton, approximately three miles east of Newcastle City Centre. Heaton Road is a well-established and busy neighbourhood retail parade, running parallel to Chillingham Road, and benefits from strong levels of pedestrian and vehicular traffic.

The surrounding area comprises a vibrant mix of independent retailers, cafés, professional services, and residential accommodation, creating consistent daytime and evening footfall. The property also benefits from excellent public transport links, with regular bus services operating along Heaton Road and nearby Metro stations providing convenient access across Newcastle and the wider Tyne & Wear region.

Description

An excellent opportunity to lease a well-presented ground floor retail unit extending to approximately 85 sq. m. (915 sq. ft.), prominently positioned on the popular and vibrant Heaton Road.

The property comprises a spacious open-plan retail area, offering a flexible layout suitable for a variety of business uses (subject to the necessary consents). To the rear, there are ancillary storage areas and WC facilities, making the unit practical for day-to-day operations.

The premises benefit from:

- Electric roller shutter for added security
- Suspended ceiling with integrated lighting
- Good natural frontage and visibility
- Two dedicated parking bays to the front of the property
- Suitable for a range of uses (subject to planning)

The unit provides a blank canvas ready for tenant fit-out, allowing an incoming occupier to tailor the space to their specific business requirements. Its prominent roadside position ensures strong visibility and passing trade, making it ideal for retail, professional services, studio space, café (subject to consents), or other commercial uses.

Floor Area

Circa 85 sq. m. (915 sq. ft.)

Rent

£14,000 per annum

Tenure

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

Upfront Requirements

3 Month's Advance Rent - £3,500

No Deposit

Viewing

Strictly by appointment through this office.

Rateable Value

The property has recently been split and is currently awaiting a new assessment.

Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

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.

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