



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

- Well Presented Tenanted Ground Floor Unit
- Rental Income £17,500 per annum
- Floor Area circa 890 sq. ft. (82.7 sq. m.)
- Busy Main Road Location
- Double Fronted Unit
- 5 Year Lease in Place (Rental Yield of 7.95%)

**Long Leasehold: £220,000**

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

## Tenant

Gift Shop – 5 Year Lease (from October 2025)

Rent of £17,500 per annum

Break at Year 3

\*restrictive covenant – no café/food use

## Price

£220,000

## 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 £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

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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.

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