



## **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

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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