



## Rear of 12 Heaton Road, Newcastle upon Tyne NE6 1SD

- Single storey commercial unit
- Net internal area 43 sq. m. (463 sq. ft.)
- Prominent position with excellent passing trade
- Newly refurbished and ready for immediate occupation
- Secure gated front yard suitable for parking or storage
- Suitable for a range of uses (subject to planning)

**Rent: £8,000 per annum**

# COMMERCIAL

## Location

The premises are situated to the rear of 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. The unit 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-positioned single storey commercial unit extending to approximately 43 sq. m. (463 sq. ft.), situated to the rear of 12 Heaton Road within the popular and established Heaton area of Newcastle upon Tyne.

The property comprises a predominantly open-plan main workspace, together with a separate private office and WC facilities. The flexible layout would suit a wide range of occupiers including office, studio, workshop, light trade, storage or other business uses (subject to the necessary consents).

Externally, the unit benefits from a small secure gated yard to the front, providing valuable off-street parking or secure storage space. The enclosed nature of the yard makes it particularly suitable for businesses requiring vehicle access, deliveries or equipment storage.

The building is of traditional brick construction beneath a flat roof, offering practical, low-maintenance accommodation, services are connected and sub-metered.

- Approx. 43 sq. m. (463 sq. ft.)
- Open-plan main area plus private office
- WC facilities
- Secure gated front yard suitable for parking or storage
- Single storey brick-built unit
- Sub-metered services
- Suitable for a variety of commercial uses (STP)

The property is conveniently located with good access to Newcastle City Centre and surrounding areas, making it an attractive base for a range of local and regional businesses.

## Rent

£8,000 per annum

## Tenure

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

## Upfront Requirements

3 Month's Advance Rent - £2,000

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.

**Ref: I408A (Version 1)**

**Prepared 27<sup>th</sup> March 2026**

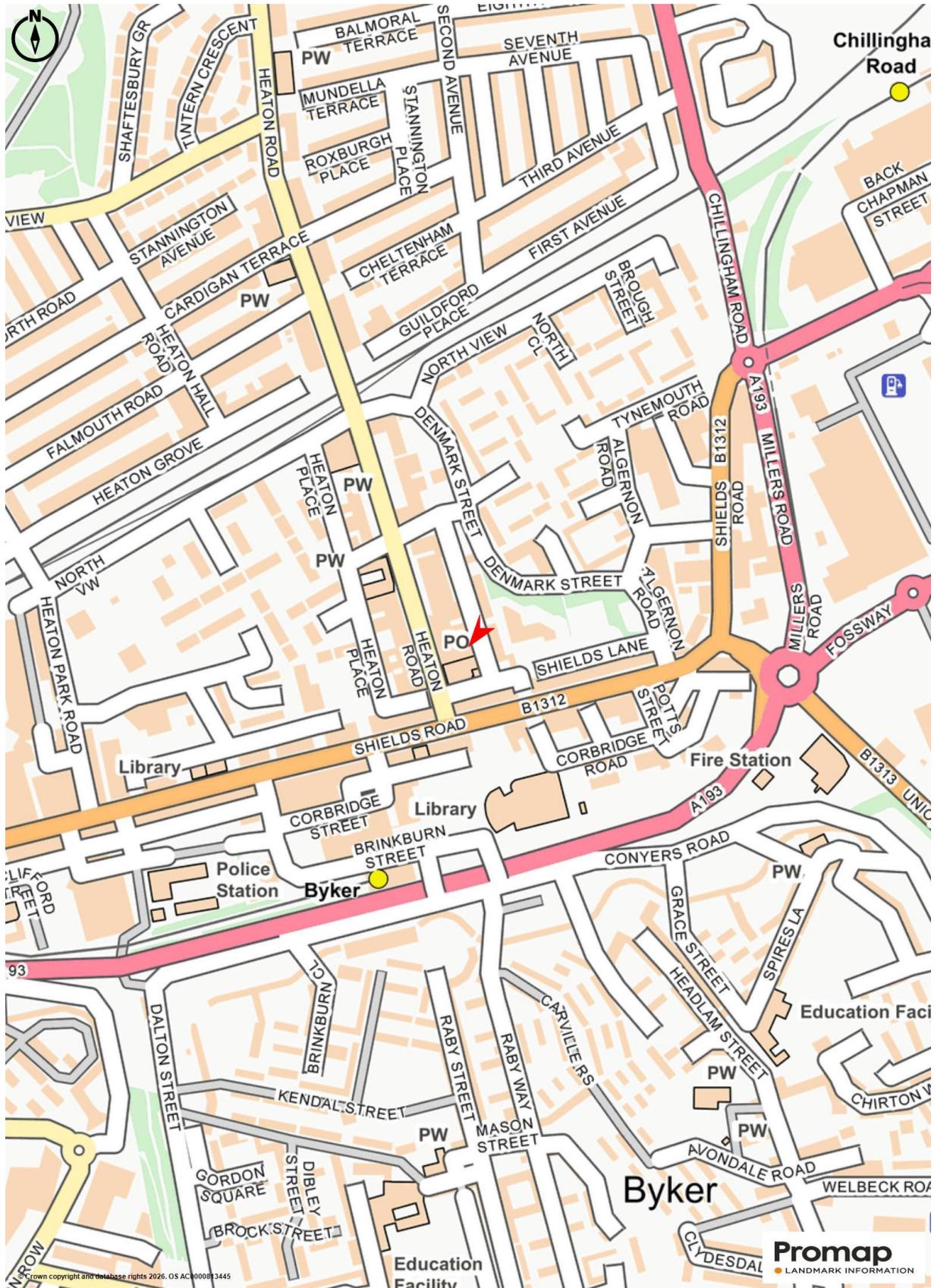
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