

- Modern three-storey mixed-use investment property
- Fully let producing £36,100 per annum
- Strong 9% yield with secure income stream
- Ground floor occupied by established takeaway operator
- First floor provides spacious three-bedroom flat
- Second floor offers well-presented two-bedroom flat
- Area benefiting from ongoing regeneration and investment
- Short walk to Newcastle city centre amenities



27a/27b/27c Diana Street,
Newcastle upon Tyne NE4 6BQ

Mixed Use Investment
Tenure: Freehold
Price £399,950

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Location

The property is located on Diana Street, within close proximity to Newcastle city centre and benefitting from excellent access to key amenities and transport links. The area is well positioned approximately 1.5 miles west of the city centre, providing convenient access to a wide range of retail, leisure, and employment opportunities. A notable feature of the location is its proximity to St James' Park, home of Newcastle United, which is within easy reach and continues to act as a major driver of footfall and ongoing investment in the surrounding area.

The property also benefits from being situated opposite a significant new residential development, enhancing the immediate streetscape and contributing to increased local demand and regeneration. This continued investment is helping to strengthen the area's appeal to both commercial occupiers and residential tenants.

Excellent transport links are available nearby, with easy access to the A186 and A695, as well as regular bus routes providing direct connections into the city centre and beyond. Overall, the location offers a strong balance of accessibility, nearby amenities, and ongoing regeneration, making it well suited for mixed-use investment.

Investment Summary

An excellent opportunity to acquire a fully let freehold mixed-use investment comprising a ground floor commercial takeaway with two self-contained residential flats above, all situated within a well-established residential area of Newcastle upon Tyne.

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Description

The property is a modern three-storey building of brick construction, providing a strong and low-maintenance asset with a diverse income stream. The ground floor is occupied by a well-established takeaway operator, with two residential units above comprising a three-bedroom first floor flat and a two-bedroom second floor flat. The commercial unit benefits from a prominent frontage and open-plan layout, suitable for hot food takeaway use, while the upper parts provide well-presented, spacious accommodation with modern kitchens, bathrooms, and good natural light throughout.

Address	Description	Rental Income	Lease Details	Tenant
27a Diana St	Ground Floor Takeaway	£11,500	6/10/2023 to 5/10/2038 Rent review every 5 years	New Rea (NE) Limited *Chilli Padi Restaurant
27b Diana St	First Floor 3 Bed Flat	£15,600	01/07/2025 to 29/06/2026	3 private tenants
27c Diana St	Second Floor 2 Bed Flat	£9,000	08/01/2026 to 07/06/2026	1 private tenant

Yield

Strong 9% yield with secure income stream.

Tenure

Freehold



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Viewing Arrangements

Strictly by appointment through this office.

Rateable Value (27a Diana Street)

The 2026 Rating List entry is Rateable Value £10,000

Council Tax Band (27b/c Diana Street)

A/A

Information 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.

Ref I456 (Version 1)

Prepared 05th May 2026

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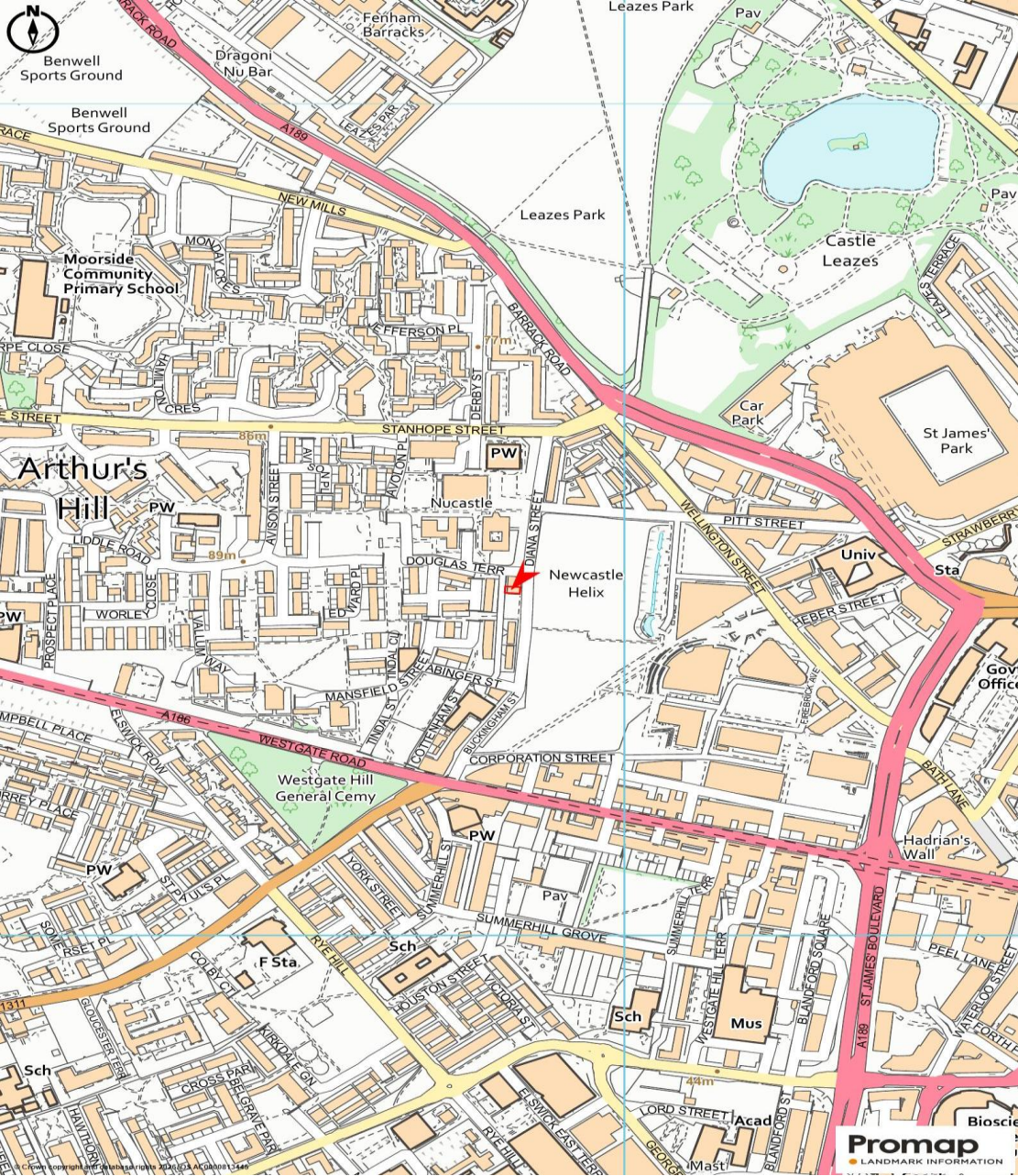
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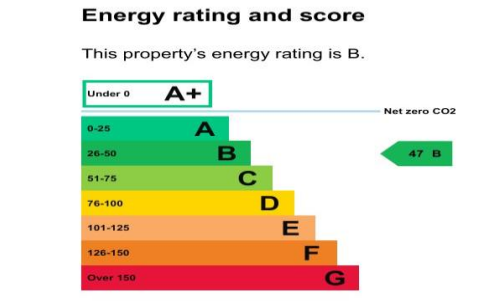
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The Property Ombudsman

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