

- Freehold mixed-use investment opportunity
- Fully let producing £36,400 per annum
- Gross yield of approximately 8.56 %
- Ground Floor Retail Unit
- Rear Commercial Unit
- Two-bedroom self-contained two bed flat
- Fully refurbished to an exceptional standard
- Occupying a prime Heaton Road location



**12 – 12a & Rear of 12 Heaton Road,  
Newcastle upon Tyne NE6 1SD**

Mixed Use Investment  
Tenure: Freehold  
**Price £425,000**

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#### **Location**

The property occupies a prominent position on the well-established Heaton Road, one of the principal commercial thoroughfares serving the popular suburb of Heaton, approximately two miles east of Newcastle city centre. The location benefits from high levels of pedestrian and vehicular traffic and is surrounded by a vibrant mix of independent cafés, bars, restaurants, convenience stores and local retailers, making it a thriving destination for both residents and visitors.

Heaton Road has become an increasingly popular leisure and hospitality location, attracting a strong customer base throughout the day and evening. The property is well connected by public transport, with regular bus services operating along Heaton Road and Chillingham Road Metro Station within easy walking distance, providing direct access to Newcastle city centre, the coast and the wider Tyne & Wear Metro network. The surrounding area is particularly popular with young professionals, students and families, creating excellent demand for both licensed premises and residential accommodation.

#### **Description**

A rare opportunity to acquire a fully refurbished mixed-use investment property occupying a prominent position on the ever-popular Heaton Road, one of Newcastle's busiest suburban retailing locations. The property comprises a ground floor retail unit, a self-contained rear commercial unit and a well-presented two-bedroom first floor flat, all fully let and producing a strong combined rental income of £36,400 per annum.

The property has recently undergone an extensive programme of refurbishment and is offered in excellent condition throughout, providing purchasers with a low-maintenance investment benefiting from an immediate income stream and an attractive 8.56% gross yield.

The front retail unit extends to approximately 85 sq. m. (915 sq. ft.) and is let on a 5-year lease from 1st May 2026 at £14,000 per annum to a private tenant trading as The Sinful Spine book store.

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To the rear is a self-contained commercial unit extending to approximately 43 sq. m. (463 sq. ft.), currently occupied by a vocal coaching business on a 5-year lease from 1st May 2026 at £8,000 per annum.

The first floor comprises a stylishly refurbished two-bedroom apartment extending to approximately 56 sq. m. (602 sq. ft.). Finished to a high standard with modern kitchen, bathroom and contemporary décor throughout, the flat is currently let to two private student tenants under a single tenancy, producing £14,400 per annum on a 12-month tenancy commencing 1st July 2026. Externally, the property benefits from a secure gated rear yard providing access to the rear commercial premises together with valuable off-street parking and servicing facilities.

Overall, this represents an excellent opportunity for investors seeking a fully income-producing mixed-use asset with diversified rental income, recent refurbishment, and strong asset management potential in one of Newcastle's most established commercial and residential districts.

Address	Description	Rental Income	Lease Details	Tenant
12 Heaton Rd	Ground Floor Commercial Unit 85 sq. m. (915 sq. ft)	£14,000 p/a	5 years from 1 <sup>st</sup> May 2026	Private tenant trading as The Sinful Spine book store.
Rear of 12 Heaton Rd	Ground Floor Commercial Unit 43 sq. m. (463 sq. ft.)	£8,000 p/a	5 years from 1 <sup>st</sup> May 2026	Private tenant running a vocal coach business
First Floor 12 Heaton Rd	First Floor Two-Bedroom Flat 56 sq. m. (602 sq. ft.)	£14,400 p/a	12-month lease from 1 <sup>st</sup> July 2026	Occupied by two private student tenants under one tenancy



#### **Yield**

Strong 8.56 % yield with secure income stream.

#### **Tenure**

Freehold

#### **Viewing Arrangements**

Strictly by appointment through this office.

#### **Information Notice**

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3. Any areas, measurements and distances given are approximate only.

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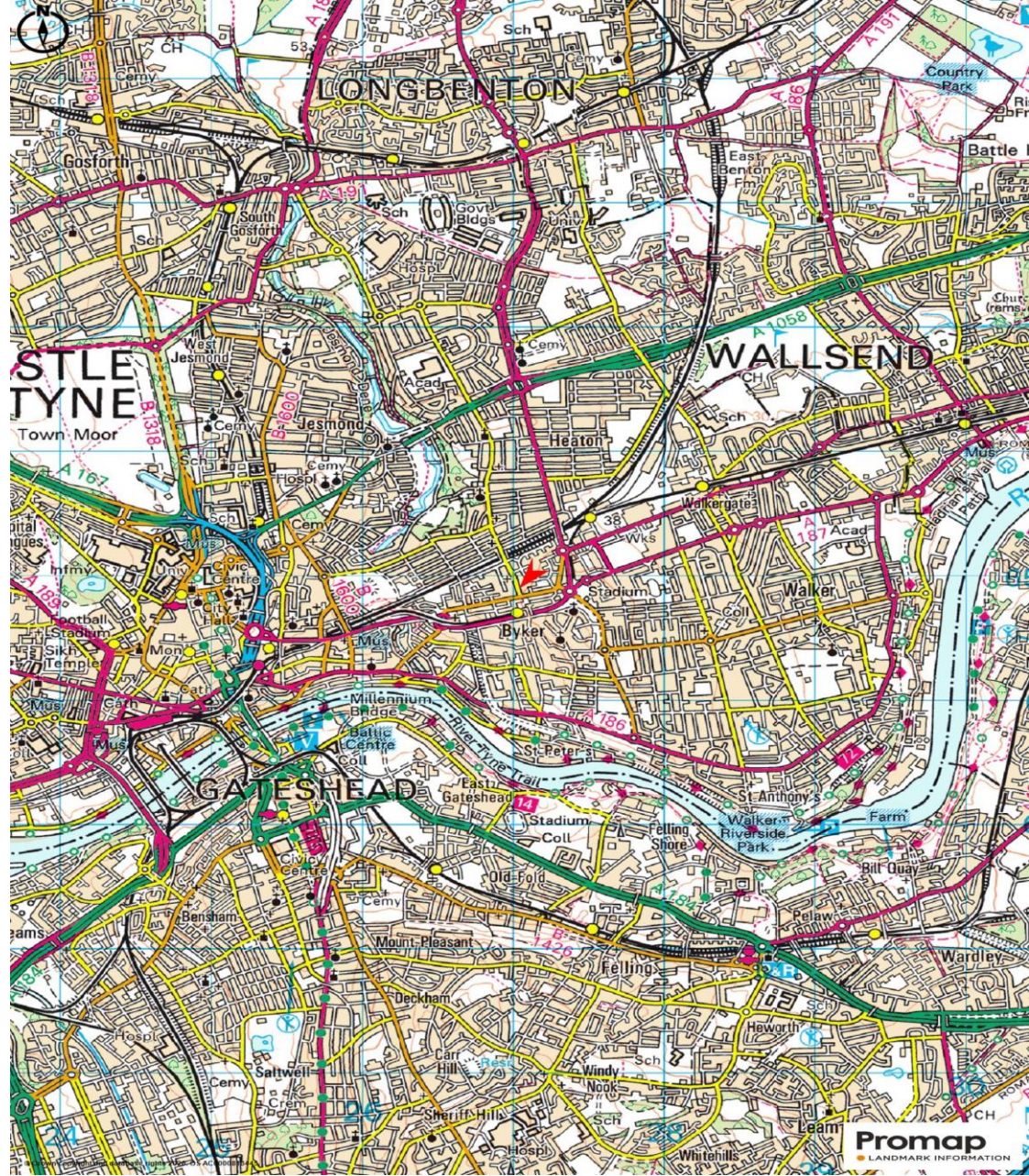
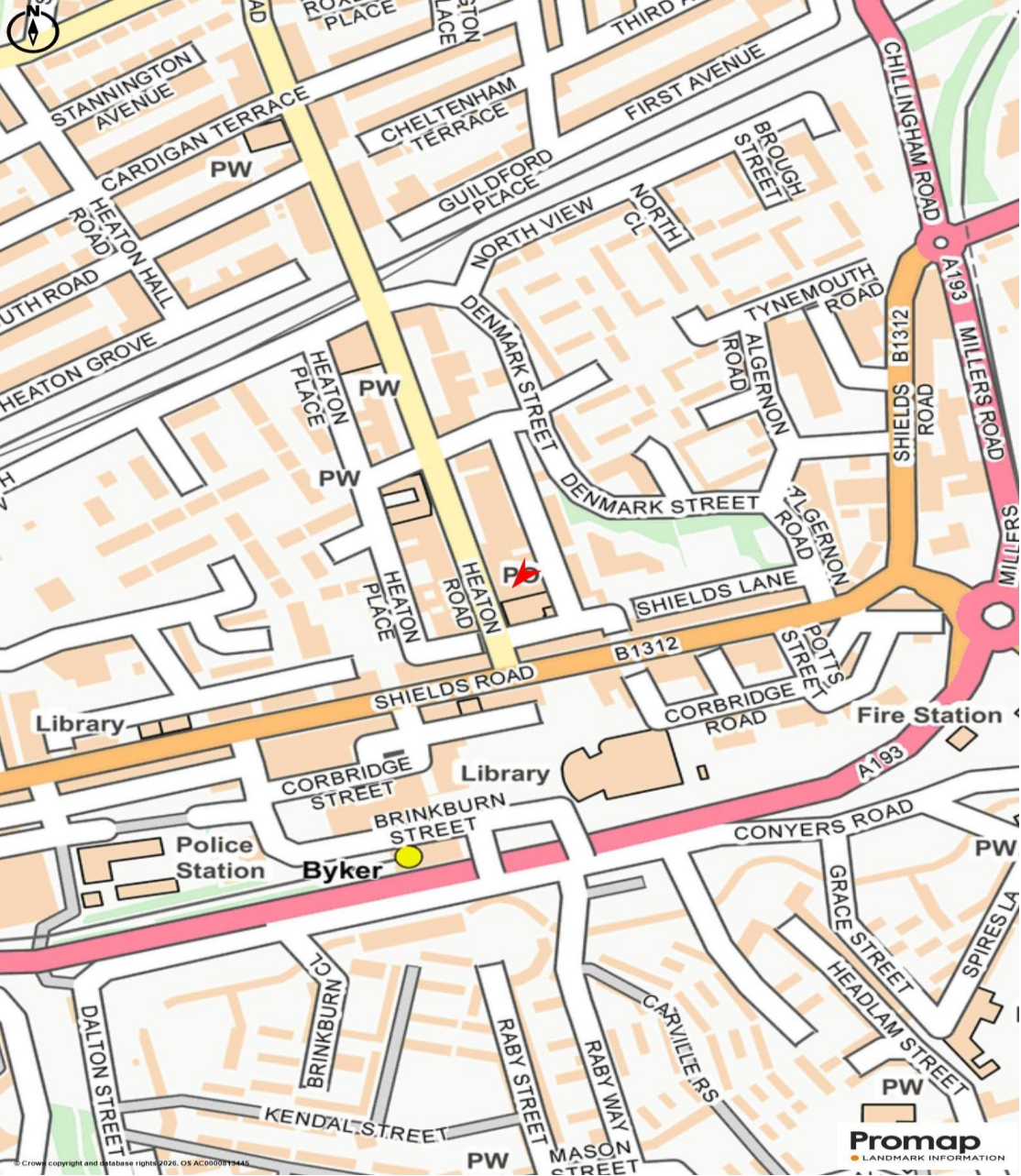
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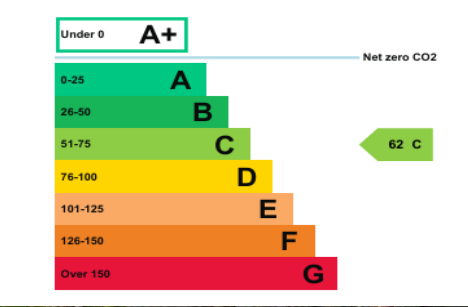




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 **The Property Ombudsman**

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