

- Freehold investment opportunity producing a rent of £13,100 per annum
- Single-storey commercial unit circa 55.46 sq. m. (596.96 sq. ft.)*
- Offers an attractive yield of 9% based on the current passing rent
- Let to TJ Barber on a 20-year Full Repairing & Insuring (FRI) lease from June 2023
- Prominent position serving large residential catchment with high passing traffic
- Potential for future rental growth through regular rent reviews



**177 Coast Road,
Newcastle upon Tyne
NE7 7RR**

**Offers Over: £145,000
Tenure: Freehold**

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Location

The property occupies a prominent position on Coast Road (A1058), one of Newcastle upon Tyne's principal arterial routes linking the city centre with the coastal towns of Tynemouth and Whitley Bay. The location benefits from high volumes of passing vehicular traffic and excellent visibility, making it well suited to a variety of commercial occupiers.

The surrounding area is predominantly residential, with a strong local customer base, whilst also benefiting from a range of nearby retail, leisure and community facilities. Excellent transport links are available, with regular bus services operating along Coast Road and convenient access to the A19, A1(M) and Newcastle City Centre. The property is also within easy reach of the nearby neighbourhoods of Heaton, High Heaton and Benton, together with the amenities at the Freeman Hospital and the wider commercial centres serving the area.

The combination of a well-established trading location, strong connectivity and consistent passing traffic makes this an attractive investment opportunity in a sought-after Newcastle suburb.

Description

An excellent opportunity to acquire a freehold commercial investment comprising a single-storey mid-terrace retail unit prominently positioned on the busy Coast Road (A1058) in Newcastle upon Tyne. The property is fully let to TJ Barber on a 20-year Full Repairing & Insuring (FRI) lease from 5th June 2023, producing a passing rent of £13,100 per annum with three-yearly rent reviews and no break clauses, offering secure long-term income. Extending to approximately 55.46 sq. m. (596.96 sq. ft.)*, the property occupies a highly visible trading position within an established commercial parade, benefiting from substantial passing traffic and a strong surrounding residential catchment.

The property is offered freehold with a guide price of £145,000, reflecting an attractive yield of approximately 9% based on the current passing rent, making it an ideal investment opportunity.

Lease

- Let to TJ Barber (Mr Morteza Kamyab)
- Passing rent of £13,100 per annum
- Lease dated 5th June 2023
- 20-year lease expiring 4th June 2043
- No break clauses
- Rent payable monthly in advance
- Three-yearly rent reviews on 5th June 2026, 2029, 2032, 2035, 2038 and 2041
- Full Repairing & Insuring (FRI) lease

Floor Area*

55.46 sq. m. (596.96 sq. ft.) The property has not been inspected internally. Floor areas have been obtained from the Valuation Office Agency (VOA) and are provided for guidance purposes only.

Tenure

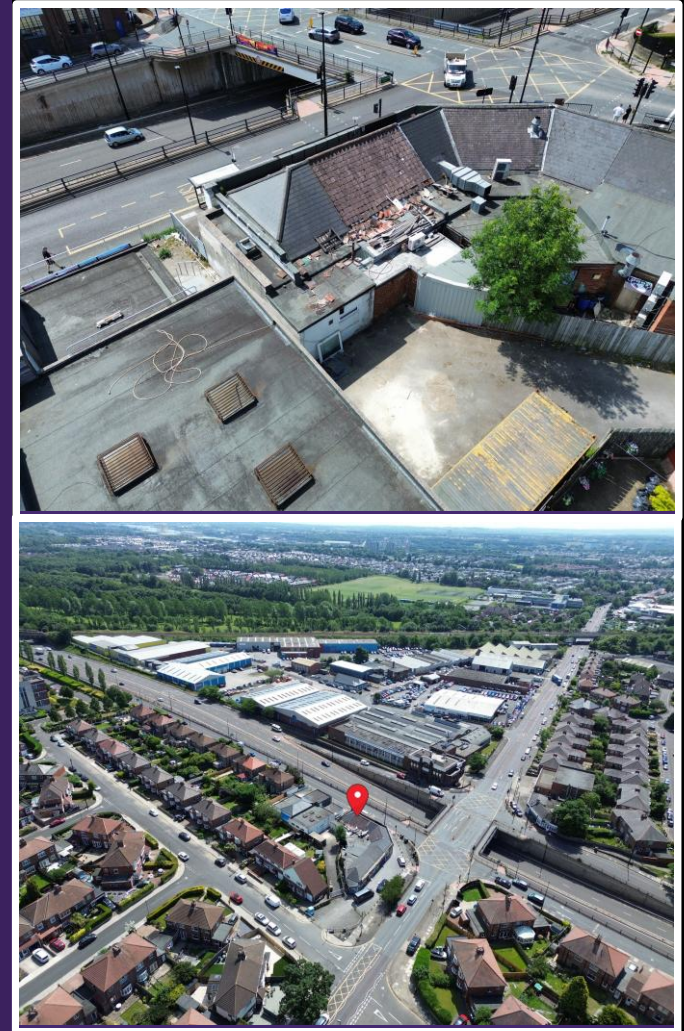
Freehold

Price

£145,000 offers over

Yield

Offers an attractive yield of approximately 9% based on the current passing rent.



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Viewing Arrangements

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £9,300

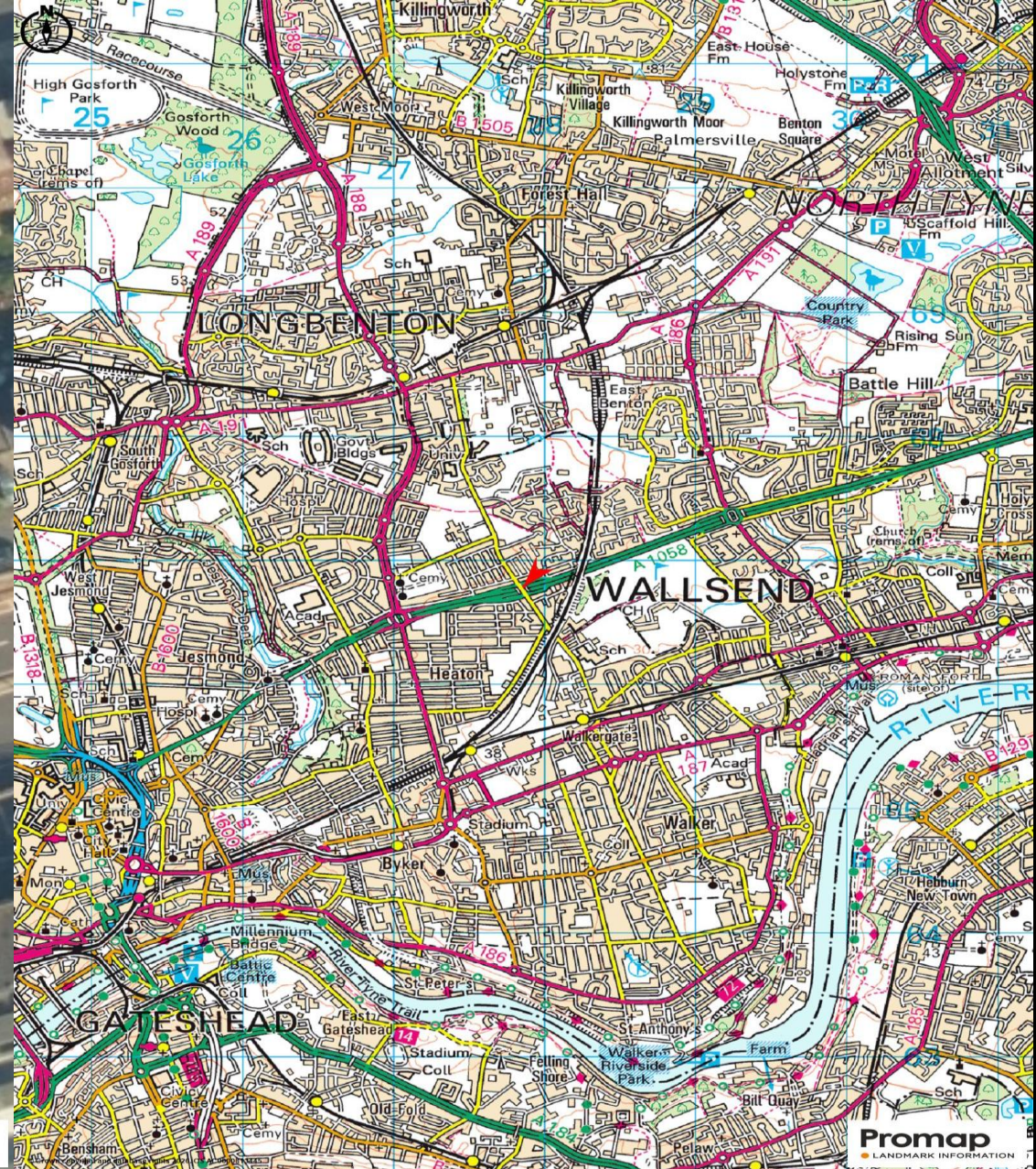
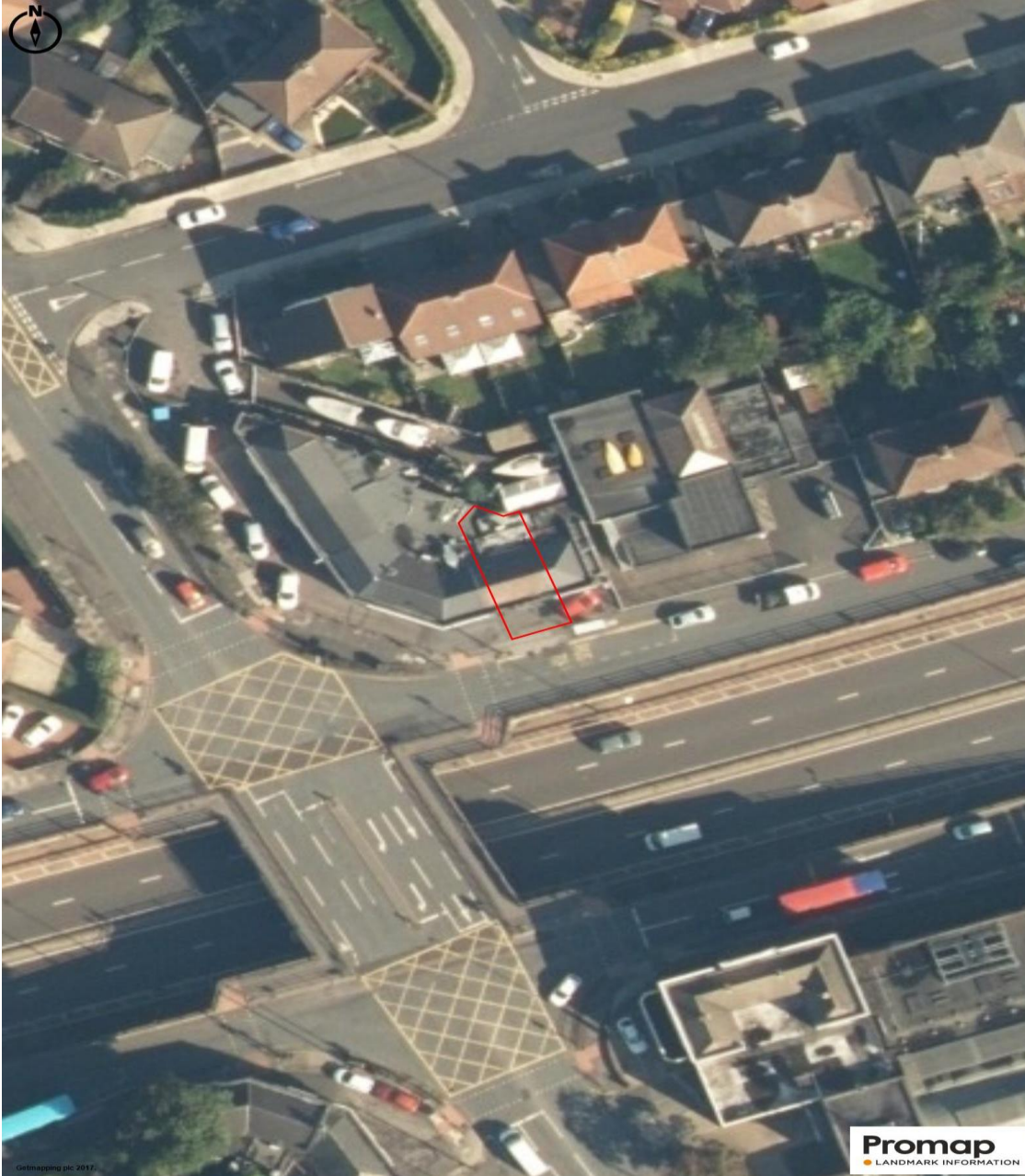
As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Information 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 I494 (Version 1)

Prepared 01st July 2026



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