

- Freehold mixed-use investment opportunity
- Fully let producing £42,300 per annum
- Gross yield of approximately 8.9 %
- Ground floor and basement micro pub
- Five-bedroom self-contained maisonette
- Fully refurbished to an exceptional standard
- Occupying a prime Heaton Road location



**74 - 76 Heaton Road,
Newcastle upon Tyne NE6 5HL**

Mixed Use Investment
Tenure: Freehold
Price £475,000

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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 freehold mixed-use investment occupying a prominent position on the ever-popular Heaton Road in Newcastle upon Tyne. The property comprises a well-established ground floor and basement micro pub together with a substantial self-contained five-bedroom maisonette arranged over the first and second floors, producing a combined annual rental income of £42,300 per annum.

The commercial element is let to Micro Pub North 1 Ltd, trading as Topsy Toad, on a three-year lease from 26th November 2024 at a current passing rent of £15,000 per annum. The accommodation extends to approximately 129.8 sq. m. (1,397 sq. ft.), providing well-presented bar accommodation together with ancillary basement storage.

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The upper parts comprise a spacious and self-contained five-bedroom maisonette, extending to approximately 92.57 sq. m. (996.41 sq. ft.), which has recently undergone a comprehensive refurbishment to an excellent standard. The accommodation benefits from a contemporary fitted kitchen, generous living room, two modern shower rooms with W.C.s and five well-proportioned double bedrooms, all finished to a high specification and occupied by five private student tenants under one tenancy agreement, generating £27,300 per annum.

The entire property has been comprehensively modernised, creating a highly attractive investment with minimal immediate capital expenditure required. The residential accommodation has been refurbished with modern kitchens, contemporary shower rooms, new flooring, quality fixtures and fittings and tasteful décor throughout, whilst the commercial premises provide an established trading location in one of Newcastle's most vibrant suburban centres.

The property is held freehold and currently produces a gross rental income of £42,300 per annum, reflecting an attractive 8.9% gross yield, making it an ideal acquisition for investors seeking a well-located, income-producing mixed-use asset with both commercial and residential income streams.

Address	Description	Rental Income	Lease Details	Tenant
76 Heaton Rd	Ground Floor & Basement Commercial Unit 129.8 sq. m. (1,397 sq. ft)	£15,000 p/a	3 years from 26 th November 2024	Micro Pub North 1 LTD (Trading as Topsy Toad)
74 Heaton Rd	First & Second Floor 5 Bedroom Maisonette 92.57 sq. m. (996.41 sq. ft.)	£27,300 p/a	1 year from 1 st July 2026	Occupied by five private student tenants under one tenancy



Yield

Strong 8.9 % yield with secure income stream.

Tenure

Freehold

Viewing Arrangements

Strictly by appointment through this office.

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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.

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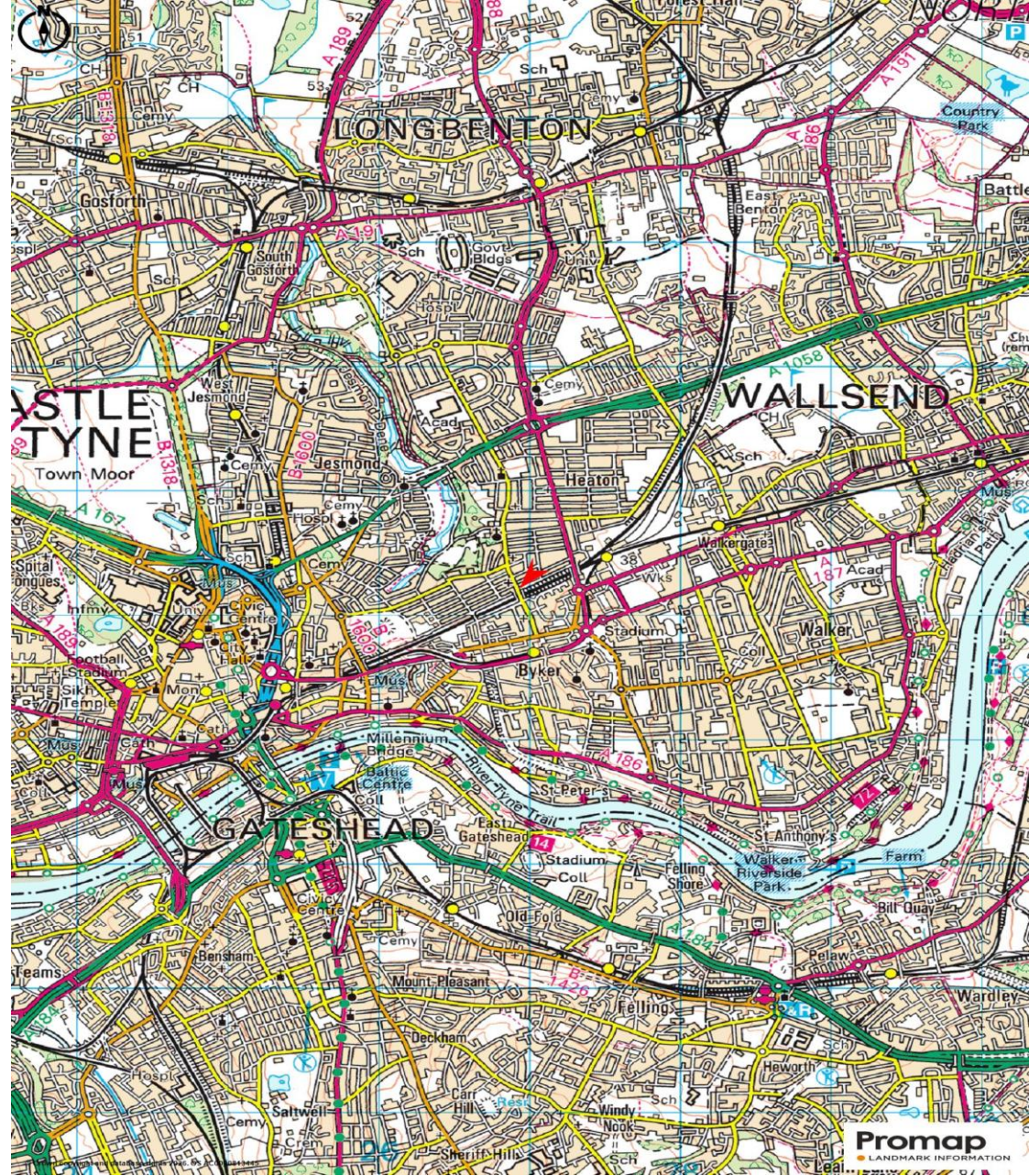
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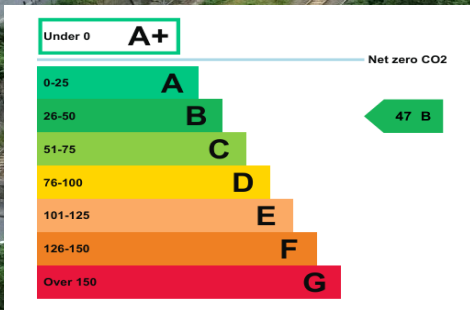
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