



- Substantial detached two storey former church
- Landmark period building dating from circa 1895
- Gross internal area 461.46 sq. m. (4,967 sq. ft.).
- Site area extending to 0.154 acres (0.062 Hectares)
- Attractive stone elevations & wealth of original period features
- Suitable for a variety of uses stpp

St Cuthberts Church
Heaton Road, Newcastle upon Tyne
Tyne & Wear NE6 5HE

Rent £37,500 per annum

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Location

The property occupies a prominent corner position on the corner of Heaton Road and Cardigan Terrace in the popular Heaton area of Newcastle upon Tyne. This well-established and vibrant suburb lies approximately 2 miles east of Newcastle City Centre and is known for its strong community feel, period housing, and growing mix of independent businesses. Heaton Road serves as a key local thoroughfare, benefitting from regular bus services and providing direct access to both the city centre and the nearby coastal areas. The surrounding area offers a wide range of amenities including cafés, restaurants, shops, and recreational facilities, with Heaton Park and Jesmond Dene both within easy reach.

The property is also conveniently located for access to the A1058 Coast Road, offering excellent transport links to the wider Tyne & Wear region, as well as Newcastle Central Station and Newcastle International Airport. This highly visible corner site benefits from strong passing traffic and footfall, making it a landmark building within the local area and suitable for a variety of alternative uses (subject to the necessary consents).

Description

A substantial and distinctive detached former church building occupying a prominent corner position within the popular Heaton district of Newcastle upon Tyne.

Originally constructed as a Presbyterian Church, the property comprises a striking period building arranged over predominantly single-storey accommodation together with ancillary two-storey sections and additional rear accommodation providing a range of supporting rooms and facilities. Believed to date from circa 1895, the property retains a wealth of original character and architectural interest, featuring attractive stone elevations beneath pitched slate roofs and incorporating a variety of traditional ecclesiastical design features.

These include arched windows, decorative stone detailing, impressive vaulted ceilings with exposed timber trusses, and an imposing street frontage that creates a strong presence within the surrounding area.

Internally, the accommodation extends to a large open-plan worship hall together with ancillary meeting rooms, offices, kitchen facilities, WCs and additional support accommodation. The building benefits from a mixture of timber and solid flooring, with windows comprising a combination of timber-framed and uPVC units. The extensive internal layout offers considerable flexibility and may lend itself to a variety of alternative uses, subject to obtaining all necessary statutory consents.

Occupying a highly visible position at the junction of Heaton Road and Cardigan Terrace, the property benefits from excellent prominence, good levels of natural light and convenient access to local amenities, public transport links and Newcastle City Centre. The surrounding area is predominantly residential in nature, with on-street parking available nearby.

The property presents a rare opportunity to let a landmark period building with significant character, suitable for continued community, educational, leisure, religious or other redevelopment opportunities, subject to planning.

Floor Area

The total gross internal floor area extends to approximately 461.46 sq. m. (4,967 sq. ft.).

Site Area

0.062 Hectares (0.154 Acres)



**Tenure**

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

Rent

£37,500 per annum

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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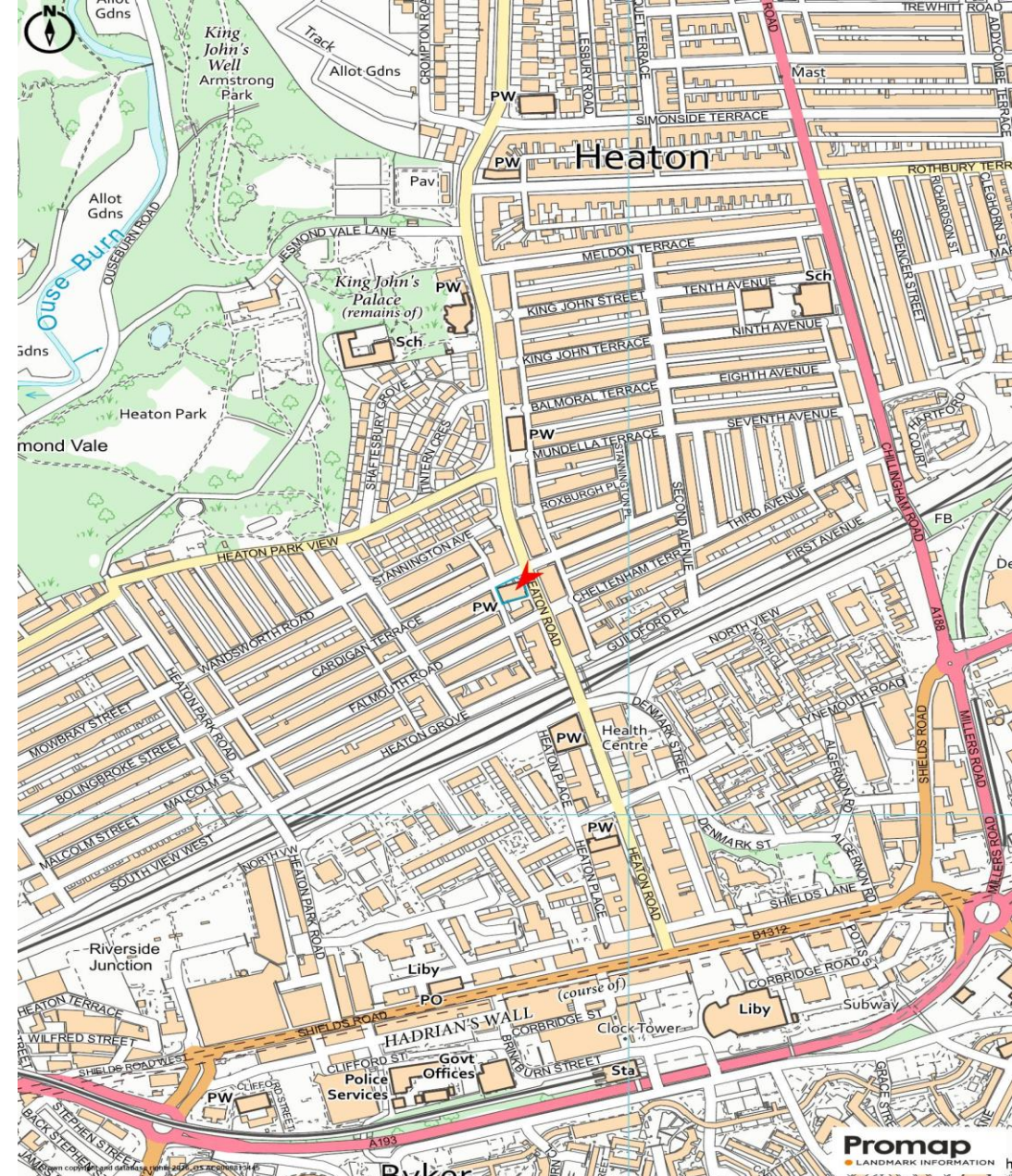
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Description	Dimensions (metres)	Net Internal Floor Area	
		Sq. M.	Sq. Ft.
First Floor			
Front entrance lobby	5.3 x 2.42	12.83	138.10
Reception/meeting area with door to Church	5.4 x 9.08	49.03	527.75
Office with separate WC off	5.08 x 4.34 excluding separate WC	17.71	190.63
Inner hall	1.22 x 6.22	7.59	81.69
Church with timber floor and leaded windows. There are folding doors separating the Church into two sections	12.20 x 9.68	118 front section	1,271.12
	12.19 x 8.87	108.1 rear section	1,163.80
Side entrance			
Lobby	1.13 x 1.71	1.93	20.77
Inner hall with built-in cupboards	1.82 x 3.44	25.96	279.43
	1.14 x 5.76		
	7.42 (average) x 1.77		
Kitchen with fitted units and suspended ceiling	6.04 x 3.91	23.62	254.24
Rear room with built-in cupboards and hatch to kitchen	5.51 x 5.42	30.08	323.78
Ladies and gents toilets			
Cleaners cupboard	1.59 x 0.92	1.46	15.71
Rear lobby with stairs to first floor; fire exit			
Steps to cellar			
Total Ground Floor excluding toilets		396.42	4,267
Cellar			
Small storage area. Poor condition			
First Floor			
Hallway			
Front room	7.6 x 4.2 Less 1.2 x 0.38 & 1.88 x 0.6	30.33	326.47
Kitchen	6.21 x 3.96 Less 1.76 x 0.4	23.89	257.15
Ladies and gents toilets			
Store (no natural light).	2.54 x 4.26	10.82	116.47
Total First Floor excluding toilets		65.04	700
Total Ground and First Floor excluding toilets		461.46	4,967



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