

Mixed Investment Property

REF: NE2039

33 - 35 Heaton Road, Byker, Newcastle upon Tyne NE6 1SB



- Restaurant with 6 bed HMO above.
- Thriving residential suburb.
- High levels of occupancy.
- Current rental income £36,120 per annum.
- Substantial semi-detached property.
- FREEHOLD GUIDE PRICE £450,000.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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Background

This is a mixed investment property comprising a modern ground floor restaurant with a separate 6 bed HMO above. The property is located at the southern end of Heaton Road, at its junction with Tynemouth Road, and the immediate area is a mixture of residential, commercial and healthcare accommodation.

This part of Newcastle is a thriving and extremely popular with a broad cross section of renters, but particularly students and young professionals as there are excellent public transport links and a good social infrastructure.

Description

A four storey semidetached property of traditional brick construction with a pitched roof over.

33 Heaton Road

A ground floor restaurant occupied by HQ Heaton Limited on an IRI lease for a term of 5 years from 2021 at a current rent of £9,600 per annum.

35 Heaton Road

A 6 room HMO laid out over 2 floors. Currently let as two separate 3 bedroom lets with 12 month tenancies dated from 10th October 2024. Total income is £26,520 per annum.

Accommodation;

First Floor

Communal Kitchen

Shower & W.C.

W.C.

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Second Floor

Communal Kitchen

Shower & W.C.

Bedroom 5

Bedroom 6



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Business Rates

Rateable Value £7,000

Council Tax

Band A

EPC

Restaurant Rating C.

HMO Rating D.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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