

Investment Opportunity

109 & 111 Clayton Street, Newcastle upon Tyne NE1 5PZ

REF: NE2228



- Rental income £32,000 per annum.
- 2x leases in place.
- Flat roof replaced in 2020.
- City centre location.
- Upper floor residential potential.
- FREEHOLD OFFERS OVER £475,000.



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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www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This investment is located on Clayton Street which is in the heart of Grainger Town, forming part of the City centre. Clayton Street runs south from Newgate Street and Eldon Square shopping centre towards Westgate Road and the railway station.

The immediate area has seen significant development over the last few years and Hotel Indigo lies directly behind the subject property with additional hotel and student space at the northern end of the street. Nearby occupiers include HERON Foods, B&M and numerous independents. Clayton Street is a busy bus route and there is metered on street parking nearby.

Description

Comprises a two storey semi-detached property of traditional red brick construction with a flat roof.

Accommodation;

Reported on a Gross Internal Area basis as follows:

Ladbrokes - 109 Clayton Street

Ground Floor circa 835 sq.ft. (77 sq.m).

Public W.C.

First Floor circa 825 sq.ft. (76 sq.m).

Staff W.C.

Henry's Barber Shop - 111 Clayton Street

Ground Floor circa 160 sq.ft. (15 sq.m.)

W.C.

Occupational Leases

109 Clayton Street

Occupied by Ladbrokes Betting and Gambling Ltd on a 15 year FRI lease dated from March 2015 at a current rent of £22,000 per annum. There are no further rent reviews or break clauses.

111 Clayton Street

Occupied by Peter & Sylvia Henry on a 10 year FRI lease dated from December 2025 at a current rent of £10,000 per annum. There is a rent review at the 5th anniversary but no break clauses.

Interested parties should seek legal confirmation of this.



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Services

Water, electricity and sewerage are installed and the Ladbrokes unit is air conditioned.

Rates:

The premises are assessed as follows:

#109 Rateable Value £23,250 (2026 list)

#111 Rateable Value £5,800 (2026 list)

Tenure

We are informed that the title is Freehold. Interested parties should seek legal confirmation of this.

EPC

Rating - C

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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Strictly by appointment with this office.



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