Investment Opportunity

North East Commercial
Property & Business Agents

Tenanted Takeaway & Tenanted House

24 & 24a Front Street, Winlaton, Blaydon upon Tyne NE21 6AB **NE2243**



- Ground Floor Hot Food Unit.
- Shop Rental Income £6,900 per annum.
- 5 year lease from 2025.
- Spacious 4 / 5 bed house.
- House income £11,400 per annum.
- FREEHOLD GUIIDE PRICE £200,000.

RICS

The Property Ombudsman

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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4 Staithes
The Watermark
Gateshead
NE11 9SN

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Location

The premises are located on the edge of the main shopping area serving this predominantly residential village. Winlaton lies south west of Blaydon upon Tyne but within approximately 5 miles of both Newcastle and Gateshead. The village has good road links towards the A1(M) Western Bypass and a number of housing schemes have been constructed in the village over the last decade.

Description

The property comprises a double fronted two storey mid-terraced unit which forms part of a larger terrace. The retail unit is self-contained and occupies the ground floor and the house has a separate entrance and is configured with a ground floor lounge, kitchen and shower room with bedrooms and a family bathroom on the first floor. Access is from the street and there is a small rear garden space.

Property

24a Front Street

Ground Floor

Front Shop	circa 27 sq.m. (290 sq.ft.)
Prep Area	circa 20 sq.m. (220 sq.ft.)
W.C.	

Cellar

Store	circa 15 sq.m. (165 sq.ft.)

24 Front Street

Ground Floor

Lounge	4.4m x 4.5m
Kitchen	3.0m x 3.1m
Shower Room with W.C.	

First Floor

Bedroom 1	3.4m x 4.6m
Bedroom 2	2.9m x 3.4m
Bedroom 3	3.4m x 3.7m
Bedroom 4	1.7m x 4.3m
Bedroom 5	3.5m x 2.6m
Family Bathroom	

External

Garden Area

EPC

24a Newlands Road	Retail Unit - Rating C.
24 Newlands Road	Flat - Rating D



Services

Water, gas and electricity is installed to the shop. There is also gas central heating and double glazing in the flat.

Rates

Business Rateable Value £4,000 (April 2026).
Rates free incentives subject to status.
House is Council Tax Band A.

Occupational Leases

24a Front Street;
The shop is occupied on a 20 year lease from 2023. We have been verbally informed that the current rent is £6,900 per annum. There are rent reviews every 3rd anniversary and a break clause at the 7th anniversary.

24 Front Street
The house is currently generating a rental income of circa £950 pcm (£11,400 per annum).

Money Laundering Regulations

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

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