

Commercial Property Investment

REF: NE2165

1 Newbiggin Lane, Westerhope, Newcastle upon Tyne NE5 1LY



- Rental income £7,200 per annum.
- 6 year lease from August 2025.
- Rent review at 3rd anniversary.
- Same tenant since 2018.
- Break clause at 3rd anniversary.
- ASKING PRICE £80,000.



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

0191 487 8566

www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This investment property is located at a busy and prominent junction on the roundabout where Stamfordham Road meets Newbiggin Lane, close to the centre of Westerhope.

This suburb of Newcastle upon Tyne is a popular residential area located to the west of the City. There is a good local infrastructure with a mixed demographic comprising mainly private residential housing. Access is simple via the A1 Western Bypass and there are good public transport links.

Property

Comprises a single storey ground floor lock up unit extending to 23 sq.m. (250 sq.ft.).

<u>Reception</u>	6.3 sq.m. (68 sq.ft.)
<u>Main Office</u>	10.6 sq.m. (114 sq.m.)
<u>Kitchen</u>	6.3 sq.m. (68 sq.ft.)
<u>W.C.</u>	

A parking space is also included in the title.

Occupational Lease

Occupied by Julie-Anna Defraime, trading as an Estate Agent, on a 6 year lease dated from 25th August 2025. The current passing rent is £7,200 per annum with a rent review and break clause at the 3rd anniversary.

Tenure

The title is freehold (TY110938).

EPC

Rating – not applicable.



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Services

We understand that electricity, water and drainage are connected to the property.

Business Rates

Rateable Value £1,075 (2026 List)
Rates free incentives subject to status.

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.

Legal Costs

Each party will be responsible for their own costs.

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