



FOR SALE – Mixed Retail and Residential Investment For Sale

132-142 , Station Road, Wallsend, Newcastle Upon Tyne , NE28 8QT

Naylors 
Gavin Black
Commercial Property People

INVESTMENT

- Three retail units with mixed use uppers
- Total income £25,600 per annum
- Break up potential
- Offers over £250,000 for the freehold interest
- Net Initial Yield of 10% after allowing for purchaser costs

Location

Wallsend is located to the North of the River Tyne, approximately four miles of East Newcastle City Centre.

The subject property is situated on the east side of Station Road approximately 50 metres north of its junction with High Street West, which along with the Forum Shopping Centre is regarded as the main shopping area for the town. Wallsend Library and Customer First Centre immediately opposite the subject property.

Description

The property comprises a mid-terraced block of three two storey unit of brick construction under pitched slate roofs.

134 Station Road comprises a ground floor lock-up trading as both a convenience shop and a barber's shop.

132, 136 & 138 Station Road comprises Ground floor retail unit with office accommodation on the first and second/attic floors extending above unit 134. The accommodation is finished to a good standard.

142 Station Road comprises a ground floor lock-up shop trading as a Hairdressing salon. To the rear there is a kitchen area and WC facilities in the yard.

140 Station Road is a first floor flat comprising a lounge, two bedrooms, bathroom and kitchen.

Price

Offers over £250,000 (exclusive of VAT), which shows a net initial yield of 10% after purchaser's costs.

EPC

	EPC Rating
Unit 134	C70
Unit 132, 136 & 138	E109
Unit 142	C51
Flat 140	D65

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

For further information please contact:

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Tenure

The property is freehold subject to the tenancies as below. The leases are drawn on effectively full repairing and insuring terms albeit a service charge is not currently levied.

Address	Size (sq.ft)	Tenant	Rent (pa)	Lease Start Date	Break Date	Rent Review	Lease End Date
134	855	Zakaria Khaledi – T/A - R&G Spiritual Hair Studio	£7,500	28/08/2025	28/08/2028	28/08/2028 and 28/08/2031	27/08/2035
132, 136 & 138	GF – 571 1 st Office – 1,158 2 nd Office - 485	Next2Buy Limited	£8,500	01/03/2017	N/A	1 st March 2022	28/02/2027* Tenant has agreed to a 10 year lease extension (rent review at year 5) at a new rent of £9,500 per annum which will come into effect on completion of sale.
142/142A	636	Shelley and Connie Handyside Cook – T/A - Bespoke Hair	£6,000	29/08/2025	29/08/2028		28/08/2030
Flat 140	2 Bed (715)	David Harthill	£3,600	Assured Shorthold Tenancy (AST)			
Total	4,420		£25,600				





NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

