



**FOR SALE – High Yielding Mixed Commercial  
and Residential Investment Offering Asset Management  
Opportunities**  
**12 & 14-17 , Talbot Terrace, Birtley, Gateshead, DH3 2PQ**

**Naylors**   
**Gavin Black**  
Commercial Property People

## INVESTMENT SUMMARY

- Prominent high street location
- Close to Morrisons Supermarket
- Private rear car park
- Asset management opportunities
- Low tenant turnover
- Anchored by William Hill who have been in this location for many years
- Total income £54,380 pa -about 50% from commercial and 50% from residential.
- Price £550,000 ex VAT
- 9.34% initial yield.

### Location

Birtley is a small dormitory town just south of Newcastle and Gateshead. It is close to the A1(M) and therefore benefits from excellent links to the road network as well as Gateshead and Newcastle City Centre.

Newcastle is 7 miles to the north, Gateshead centre 4.5 miles to the north and Washington 3.5 miles to the east.

There is direct access to the A1(M) motorway.

### Situation

The property is located on Talbot Terrace, on the main A167 that links Chester-le-Street and the south with the A1(M), Gateshead and Newcastle to the north.

Morrisons Supermarket is close by with other occupiers in the vicinity including Savers, Greggs and Card Factory.

### Description

The property comprises a terrace of six units, the Post Office (number 13) does not form part of the sale. William Hill occupy a prominent double unit end-terrace position.

The upper floors have recently been refurbished and offer quality two-bedroom accommodation with separate lounge and kitchen.

There is ample car parking to the rear of the property.

### Tenure

The property is held by way of two title numbers TY49898 and TY495032.

The retail leases are all effectively full repairing and insuring by way of service charge although the vendor has not implemented their right to charge the service charge during their ownership.

The residential accommodation is all held on Assured Shorthold Tenancies.

### Price

£550,000 (Five Hundred and Fifty Thousand Pounds) exc VAT. A purchase at this level reflects a net initial yield of 9.43% based on the total income of £54,380pa and taking into account usual purchaser's costs.

### Agent's Note

The sellers have recently invested more than £120,000 into refurbishing the residential accommodation.

## Tenancy Schedules

### Commercial

Address	Tenant	Size	Lease Start	Lease Expiry	Rent (pa)	EPC	Comments
12 Talbot Terrace	Gemma Rasoul (Choices Hair Design)	576 sqft	01/07/24	31/04/28	£5,940	C	Rent Review 01/07/25 not implemented.
14 Talbot Terrace	Adele Miller (Guarantor John Miller) (Virtue Aesthetics and Skin.	812 sqft	17/09/24	16/09/26	£5,400	C	Deposit of £1,350 held
15 Talbot Terrace	Kristina Anderson (Faith & Beauty Aesthetics)	668 sqft	02/03/24	01/03/29	£6,300	C	Tenants break and rent review 02/03/27 on giving no less than 3 months' notice.
16 & 17 Talbot Terrace	William Hill Organisation Limited	1,171 sqft	25/03/16	24/03/26	£9,500	D	2021 rent review is outstanding. Rent has not been increased since 1995. Tenant has indicated willingness to negotiate a new lease.
<b>TOTALS</b>		<b>3,228 sqft</b>			<b>£27,140 pa</b>		

### Residential

Address	Tenant	Start Date	Expiry Date	Rent pcm	EPC	Comments
12A Talbot Terrace	Corey Wade and Amber Barry	30/03/25	29/03/26	£550 (£6,600pa)	D	Rent increases annually by RPI should the tenant remain in occupation.
14A Talbot Terrace	Craig Meldrum	20/09/24	19/09/25	£575 (£6,900pa)	D	Rent increases annually by RPI should the tenant remain in occupation.
16A Talbot Terrace	Karina and Roza Lipiska	21/02/25	20/08/25 (to be renewed for 12 months)	£595 (£7,140)	D	Rent increases annually by RPI. Tenant has agreed to renew for a further 12 months.
17A Talbot Terrace	Nikisha Rhule	17/01/25	31/08/25	£550 (£6,600pa)	C	Rent increases annually by RPI should the tenant remain in occupation.
<b>TOTALS</b>				<b>£2,270 pcm/ £27,240pa</b>		

### 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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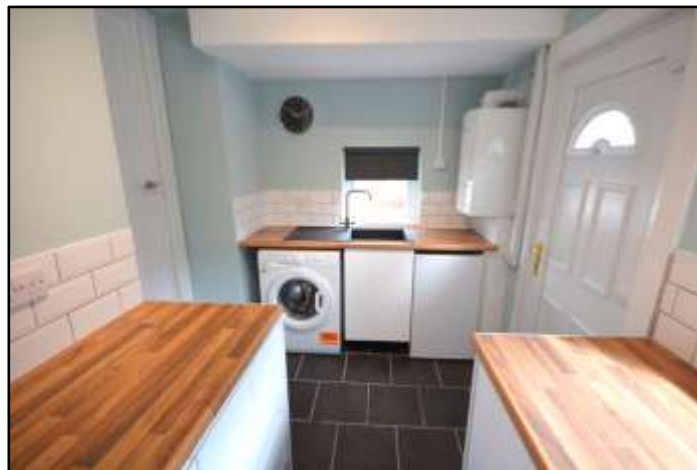
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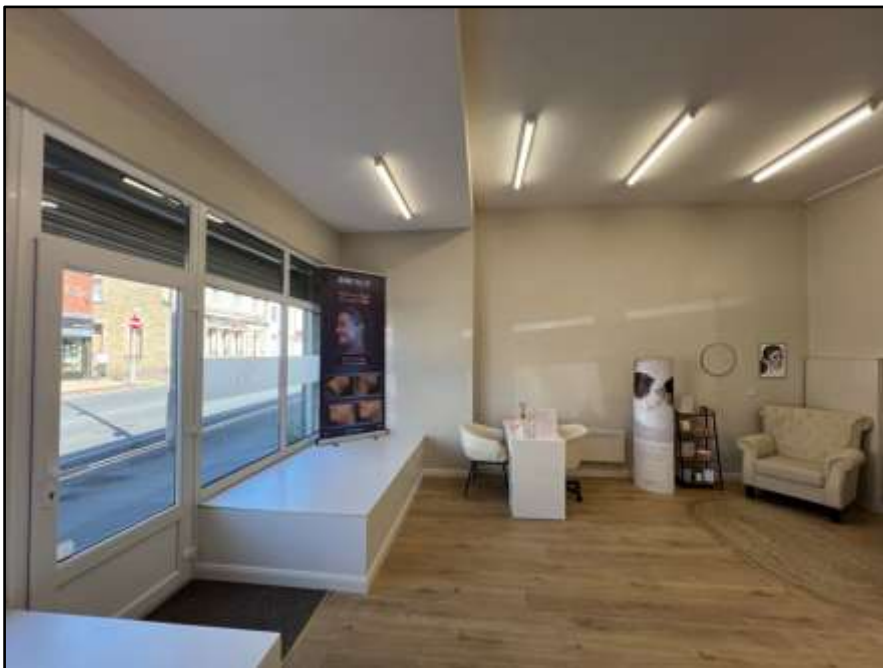
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