



# 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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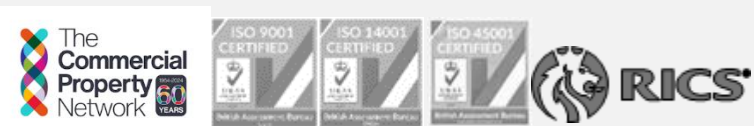


## Tenure

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 –<br>T/A - R&G Spiritual Hair Studio         | £7,500         | 28/08/2025                            | 28/08/2028 | 28/08/2028<br>and<br>28/08/2031 | 27/08/2035     |
| 132, 136 & 138 | GF – 571<br>1 <sup>st</sup> Office –<br>1,158<br>2 <sup>nd</sup> Office -<br>485 | Next2Buy Limited                                             | £8,500         | 01/03/2017                            | N/A        | 1 <sup>st</sup> March<br>2022   | 28/02/2027     |
| 142/142A       | 636                                                                              | Shelley and Connie<br>Handyside Cook –<br>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<br>Shorthold<br>Tenancy (AST) |            |                                 |                |
| Total          | <b>4,420</b>                                                                     |                                                              | <b>£25,600</b> |                                       |            |                                 |                |





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.

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