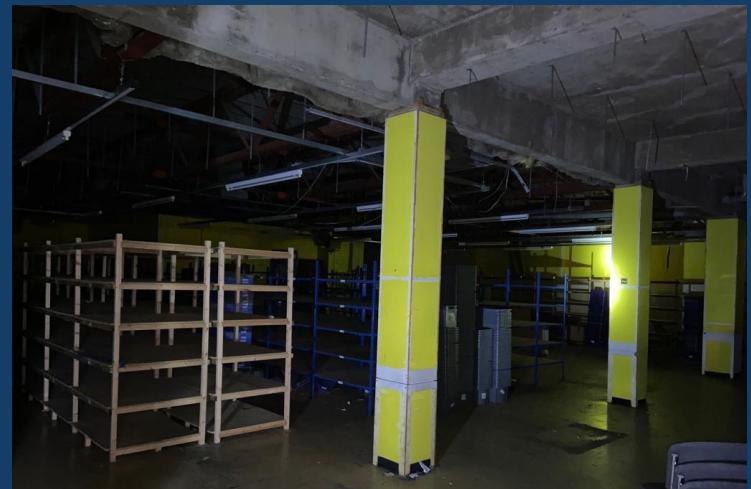


# FOR SALE/TO LET

10,460 Sq Ft



**1-3 HEATON ROAD, BYKER, NEWCASTLE-UPON-TYNE, NE6 1SA**

- Former Kwik Save supermarket
- Flexible space that will suit a variety of retail or other uses under Use Class E or other uses subject to planning
- Prominent building with easy access to public transport
- Dedicated parking and public carpark to the rear

**DGRE**

# 1-3, HEATON ROAD, NEWCASTLE UPON TYNE, NE6 1SA

**For sale** at £600,000  
**To let** at £50,000 per annum

Excellent opportunity to acquire a prominently located retail unit with first floor offices.

The property comprises a former Kwik Save supermarket with ground floor retail sales, first floor ancillary accommodation including offices, and basement storage with ramp loading access to the rear of the property.

The property benefits from a goods lift between basement and ground floor.

This property would suit a variety of uses under Use Class E of the Town & Country Use Classes) Order 1987 (as amended) or other uses such as a bar, events space or a gym, all subject to planning

the offices are accessed separately and so could be let separately, or used as ancillary accommodation..

There is a public car park to the rear of the property as well as dedicated parking.

## Location

The property is located in a prominent position on the western side of Heaton Road, some 25 metres to the north of the Junction of Heaton Road and Shields Road, Byker.

The location of the property is mixed use in character, but is primarily mixed commercial with some residential accommodation.

Shields Road is approximately 3 miles to the east of Newcastle city centre.

The property has excellent public transport links being approximately 100m to the north of Byker station on the Tyne & Wear Metro, and close to the many bus routes on Shields Road.

## Accommodation

The property has the following areas:

Ground Floor (GIA) 455.85sqm 4,905sqft  
Basement (GIA) 301.60sqm 3,245sqft  
First Floor (NIA) 214.64sqm 2,310sqft

## Tenure

The dedicated parking is held under separate title but is to be included in the price.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

## Planning Information

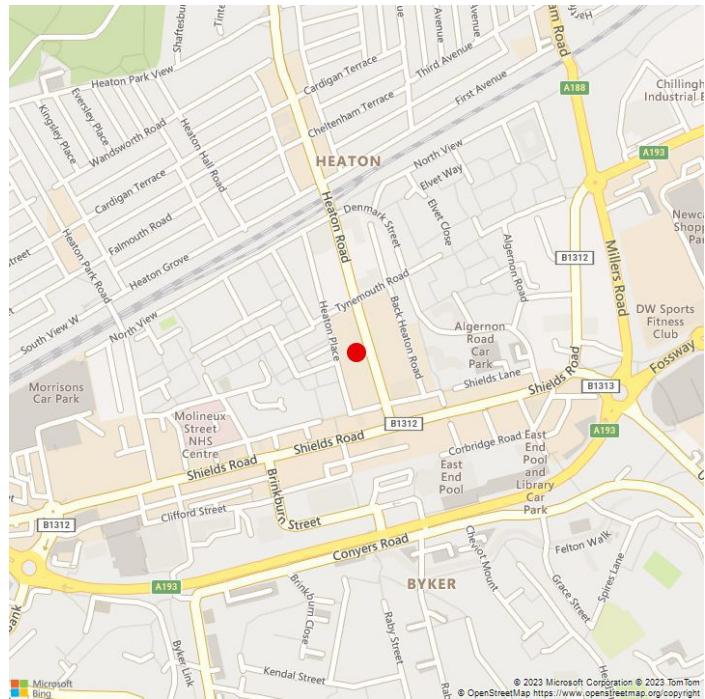
We understand the property can be used for any use under Use Class E. However prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority.

## Services

We understand the building is connected to all mains services.

## Business Rates

Currently under two assessments, one for the ground floor and basement retail, and one for the first floor offices.



## Additional Information

### Price

£600,000 for the Freehold

### Rent

£50,000 Per Annum

### EPC

Our investigations indicate that there is no current EPC. We are advised the owner has commissioned an EPC which will be available on completion.

### Viewing

By appointment through DGRE only.

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