



## **Investment Sale**

### **Prime Roadside Retail Investment**

**Callerton Rise, East Middle Callerton,  
Stamfordham Road,  
Newcastle upon Tyne  
NE5 1DH**

- Prime roadside retail development centred around housing development of 3,600 homes
- Newly constructed with PC expected late March 2026
- Secure tenant line up with Co-op, Greggs, Harrison Vets
- High specification development extending to 8,250 ft<sup>2</sup>
- WAULT to expiry of 15.15 years & 13.84 years to break
- Indexation across the Co-op & Greggs income
- Asking offers in excess of £3,155,000 reflecting a NIY of 5.50%
- Reversionary yield profile of 6.30% & 7.30% in March 2031 and 2036 respectively

**SUBJECT TO CONTRACT**

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### Investment Summary

- **Newly developed** roadside retail development
- **Primary retail offering** for the location
- **Significant surrounding residential development** with **over 1,500 new homes** being completed by Storey, Miller and Bellway Homes
- Part of the **Neighbourhood Growth Area of West Newcastle** with **over 3,000 homes** in addition to the existing strong catchment with good socio-economic / demographic levels
- **PC expected late March 2026**
- High specification scheme extending to **8,250 ft<sup>2</sup>** providing **3 units** between **1,250 ft<sup>2</sup>** and **4,500 ft<sup>2</sup>**
- **Excellent ESG credentials** with expected **EPC Ratings of 'A'**
- **Secure tenant line up** with **Co-operative Group Food, Greggs and Harrison Family Vets**
- Total income of **£184,750 per annum**
- **WAULT to expiry of 15.12 years & 13.84 years to break**
- **Reversionary yield of 6.30% & 7.30% in March 2031 and 2036 respectively**

We are instructed to seek offers in excess of **£3,155,000 (Three Million, One Hundred and Fifty-Five Thousand Pounds)**, subject to contract and exclusive of VAT, reflecting a **net initial yield of 5.50%**, assuming standard purchaser's costs of 6.47%.

### Location

Callerton sits 6 miles north west of Newcastle City Centre, just south of Ponteland and Newcastle International Airport, and west of Chapel Park. It is positioned to be a key residential area in the north east with 1,500+ new build homes already built and with almost full sales occupancy by Storey Homes, Miller Homes, and Bellway, with a further 2,000+ under construction by Bellway or in for planning with Northumberland Estates.

The scheme is positioned on Stamfordham Road, centrally located within the residential developments and will act as the local centre for the surrounding area positioned on the main road. It will provide a dedicated site with high visibility and 26 parking spaces and servicing provisions.

### Description

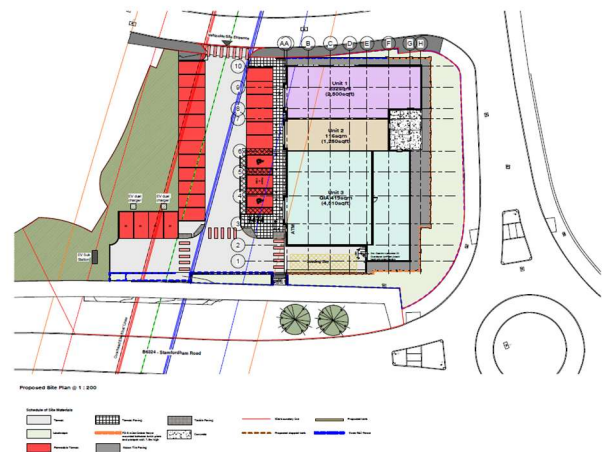
The property will comprise a newly constructed, single storey, purpose-built retail development extending to 8,250 ft<sup>2</sup>. The property is built of a steel frame with masonry elevations with

feature render and cladding and composite roof with tiled system to pitched sections.

The property sits on a large, roadside stand-alone site benefitting from 18 car parking bays, 2 disabled bays, 1 parent and child bay and 3 EV charging bays.

Practical completion is expected at the end of March 2026 and the development has a targeted EPC Rating of 'A'.

A full suite of warranties will be available alongside the purchase.



### Tenure

Freehold

### Anti Money Laundering

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

### VAT

The property is elected for VAT. We anticipate that the sale should be treated as a Transfer of a Going Concern (TOGC).

### Energy Performance Certificate (EPC)

The development is due to complete towards the end of March 2026. The EPC Rating of the units will be 'A'. Predicted certificates can be provided on request.

## Tenancy Schedule

The property is let on the basis of the below tenancy schedule:

Unit	Tenant	Size (ft <sup>2</sup> )	Lease Term	Break Option	Rent Review	Rent (per annum)	Rent (/ft <sup>2</sup> )	Comments
1	Harrison Family Vets  (Harrisons Health Clinics Limited. Co No.12108952)	2,500	15 years	N/A	5 yearly to OMV	£50,000	£20.00 /ft <sup>2</sup>	Let on eFRI terms.  Reviews 5 yearly to OMR.
2	Greggs Plc  (Co No. 00502851)	1,250	15 years	10 <sup>th</sup> anniversary	5 yearly to CPI	£28,500	£22.80 /ft <sup>2</sup>	Let on eFRI terms.  Reviews 5 yearly, annually compounded to CPI with a collar and cap of 1% & 3% respectively.
3	Co-operative Group Food Limited  (Co No. 26715R)	4,500	15 years	N/A	5 yearly to RPI	£101,250	£22.50 /ft <sup>2</sup>	Let on eFRI terms.  Reviews 5 yearly, annually compounded to RPI with a collar and cap of 1% & 3% respectively.
Chargers	Zappo  (EnSCO 2345 Limited. Co No. 15096617)	3 spaces	20 years	See comments	5 yearly to CPI	£5,000	£1,667 per space	The lease contains for a landlord break at year 15 and a tenant option to break at any time during the term.  Reviews 5 yearly, annually compounded to CPI with a collar and cap of 1% and 4% respectively.
<b>Total</b>		<b>8,250 ft<sup>2</sup></b>				<b>£184,750</b>		

The Weighted Average Unexpired Lease Term (WAULT) to expiry will be c.15.12 years and to break options will be c.13.84 years (assuming March 2026 PC). All leases are held on effectively Full Repairing and Insuring Terms (eFRI) with a full recoverable service charge.



### Proposal

We are instructed to seek offers in excess of **£3,155,000 (Three Million, One Hundred and Fifty-Five Thousand Pounds)**, subject to contract and exclusive of VAT, reflecting a **net initial yield of 5.50%**, assuming standard purchaser's costs of 6.47%.

Assuming all reviews are settled at 3% compounded annual uplifts, the potential return for the next two index linked rent reviews would be as follows (\*):

- Running yield (March 2031) **6.30%**
- Running yield (March 2036) **7.30%**

(\*): We would note that the Harrison Family Vets review is open market and not index linked.

### Contact

For further information or to arrange an inspection please contact agents HTA Real Estate:

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