



RETAIL & RESIDENTIAL DEVELOPMENT OPPORTUNITY

With value add opportunities
in Newcastle City Centre



DELTA CAPITAL
Property Investment

**222 Westgate Road,
Newcastle Upon Tyne, NE4 6AE**



INVESTMENT SUMMARY



- Retail and residential investment opportunity located in **Newcastle city centre**
- Adjacent to **The Helix**; a major city centre regeneration project
- Newcastle is a **two University city** with a student population in excess of **50,000**
- Generating a total **rental income of £37,100 per annum**
- Student rental income from **5 tenants at £110 pppw**
- Located in an **area very popular** with students
- Freehold opportunity
- **Value-add opportunities** through development

We are instructed to seek offers in excess of £405,000 (exclusive of VAT) reflecting a net initial yield of 8.79% assuming standard purchasers' costs.

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CLOC

AFRO CARIBBEAN FOOD & GROCERY STORE



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**222 Westgate Road,
Newcastle Upon Tyne, NE4 6AE**



LOCATION



Newcastle upon Tyne, the commercial heart of North East England, enjoys a strategic location roughly 260 miles north of London, 100 miles south of Edinburgh, and the same distance north of Leeds. This prime position translates to excellent connections via the A1(M) motorway, linking the city to both London and Edinburgh. The A69 trunk road further enhances its connectivity, offering a westward route to Carlisle and Cumbria.

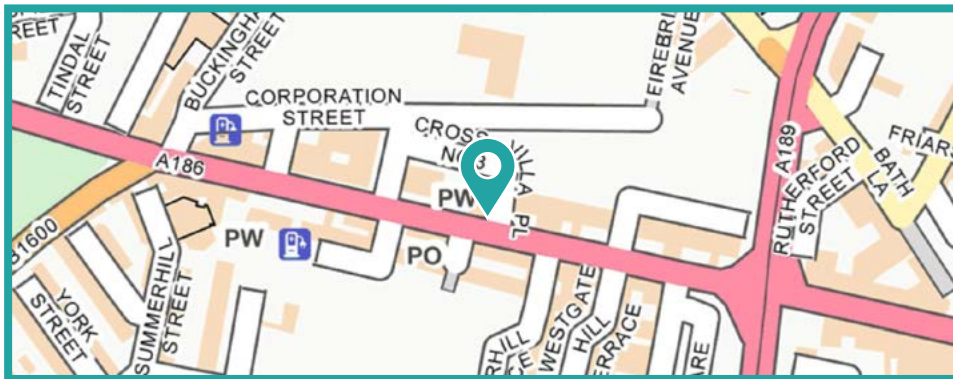


Air travel is also readily accessible with Newcastle International Airport just 7 miles northwest of the city centre. This airport offers daily flights to most major domestic and European destinations.



Within the city centre, a short walk from the property, sits Newcastle Central Railway Station. This vital station forms part of the East Coast Main Line, providing frequent services between Edinburgh and London.

Adding to its impressive transportation network, Newcastle boasts the Metro, the only underground rail network outside of London in England. This extensive system features 60 stations across the North East, seamlessly connecting Newcastle City Centre to surrounding areas like Sunderland, South Shields, and even Newcastle Airport itself.



LOCATION



A Two University City

Beyond its connectivity, Newcastle thrives as a two-university city. The University of Newcastle, a prestigious Russell Group member, attracts approximately 18,000 students from a remarkable 100 countries. Northumbria University, also boasting a city centre campus, welcomes around 33,000 students from over 125 nations. Both universities have recently expanded their campuses, further enriching the city's academic landscape.

While universities provide accommodation for first-year students (roughly 25% of the total population), Newcastle's student body exceeds 50,000. This high demand creates a thriving market for quality housing in desirable areas.



Newcastle Helix

A major regeneration project is transforming Newcastle's landscape: Newcastle Helix. Standing on the former Newcastle Brewery site, this 24-acre development aims to create a vibrant and sustainable community focused on world-leading science, business, and innovation.

Newcastle Helix fosters collaboration through cutting-edge research facilities like the National Innovation Centre for Advanced Materials and Manufacturing (NAM) and the National Innovation Centre for Data (NIC). The project also caters to businesses of all sizes with a range of office and laboratory spaces, with a particular focus on attracting high-tech and life science companies.

As development progresses, exciting possibilities lie ahead. Future plans may include parks, gardens, public spaces, a riverside walk, and a wider variety of restaurants, cafes, and bars. This ongoing project represents a significant investment in Newcastle's future, expected to create thousands of jobs and propel the local economy. Newcastle Helix is a key driver of the city's ambition to become a leading centre for science, innovation, and technology.





St James' Park
Newcastle United

Newcastle
University

Hadrians Tower

The Catalyst

The Catalyst

The Spark

The Lumen

The Frederick
Douglas Centre

The Biosphere

Multi Storey
Car Park

St James' Boulevard

Newcastle Helix
Energy Centre

Westgate Road

DESCRIPTION



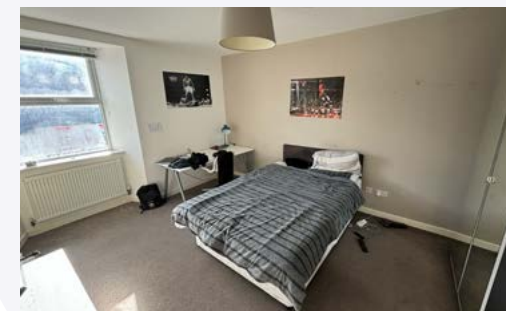
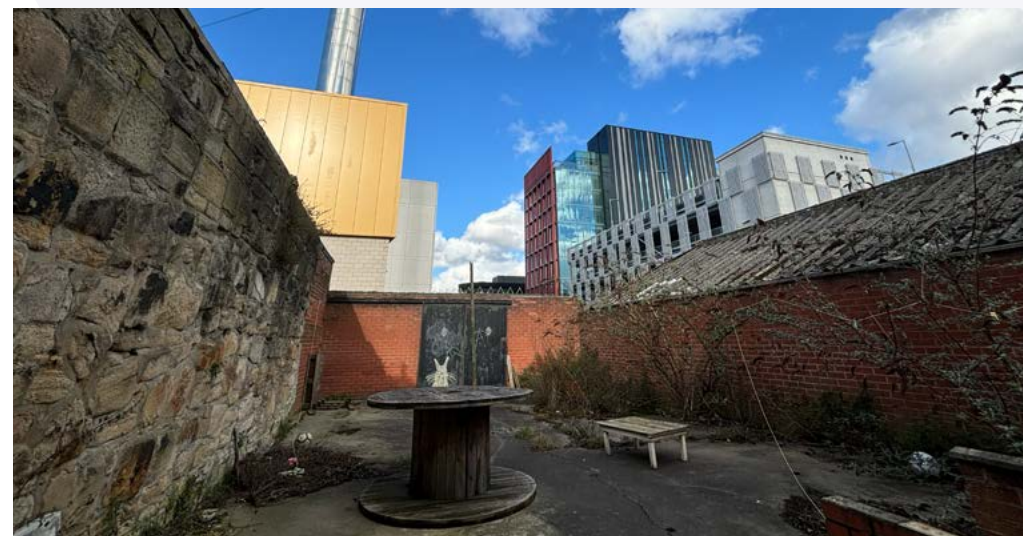
The property comprises a mid terraced 4 Storey building. The main walls are of solid brick construction and the roof is pitched with a slate roof covering. The property provides a ground floor retail area and on the upper floors is a spacious 5 bedroom flat with reception room kitchen and two bathrooms. The building was extensively refurbished in 2014.

ACCOMMODATION

Description	Sq m	Sq ft
Ground floor sales area	61.4	661
ITZA	43.9	473
Upper floors - 5 bedroom apartment	TBC	TBC
Total		

TENURE

The property is held freehold with title number: **TY209814**



VALUE-ADD OPPORTUNITIES

Located opposite the Newcastle Helix Energy Centre, the property benefits from a large rear yard with potential for value-add development. This space could accommodate commercial expansion or additional residential units, either as a standalone project or an extension to the existing building, subject to planning permissions.

TENANCY INFORMATION



The ground floor is let to a private individual trading as an international food store for a term of 10 years from 13th October 2022, therefore expiring on 12th October 2032 at the passing rent of £7,200 per annum. There are three yearly tenant only break options subject to 6 months notice and three yearly rent reviews.

The upper floors are let to 5 students on an AST at £110 per person per week; calculating to an annual rent of £29,900 per annum.

The total gross rent is therefore £37,100 per annum.

VAT

We understand the property is not elected to tax.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of **D**.

CONTACT

For further information or to arrange a viewing please contact:

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

PROPOSAL

£405,000

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FEB 2026

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DESIGN



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