



COMMERCIAL/RESIDENTIAL INVESTMENT IN A HIGHLY SOUGHT AFTER SUBURB OF NEWCASTLE UPON TYNE

126-134 HEATON ROAD
HEATON
NEWCASTLE UPON TYNE
NE6 5HN



ANCHORED BY SAINSBURY'S SUPERMARKETS LTD.

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COMMERCIAL/RESIDENTIAL INVESTMENT

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INVESTMENT SUMMARY

- Highly prominent mixed use investment in a sought after suburb of Newcastle upon Tyne.
- A corner block in a densely populated area and on the main thoroughfare through Heaton.
- Anchored by a very busy Sainsbury's convenience store.
- The Sainsbury's rent to be increased by reference to RPI.
- 4 x 3 bed flats and 4 x 2 bed flats on the upper floors, which have been fully let since their development in 2011.
- Freehold.
- Total rental income £171,720.36 per annum..

We are instructed to seek offers in excess of **£2,500,000 (two million five hundred thousand pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects a **Net Initial Yield of 6.46%**, assuming purchasers' costs at **6.38%**.





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LOCATION

Heaton is a highly regarded suburb of Newcastle upon Tyne, approximately 2 miles to the east of the city centre. The city of Newcastle upon Tyne is the regional and commercial capital of the North East of England. The population of the city is approximately 260,000, whilst the wider catchment area is 1.5 million. Newcastle is approximately 280 miles north of London, 100 miles north of Leeds and 109 miles south of Edinburgh.

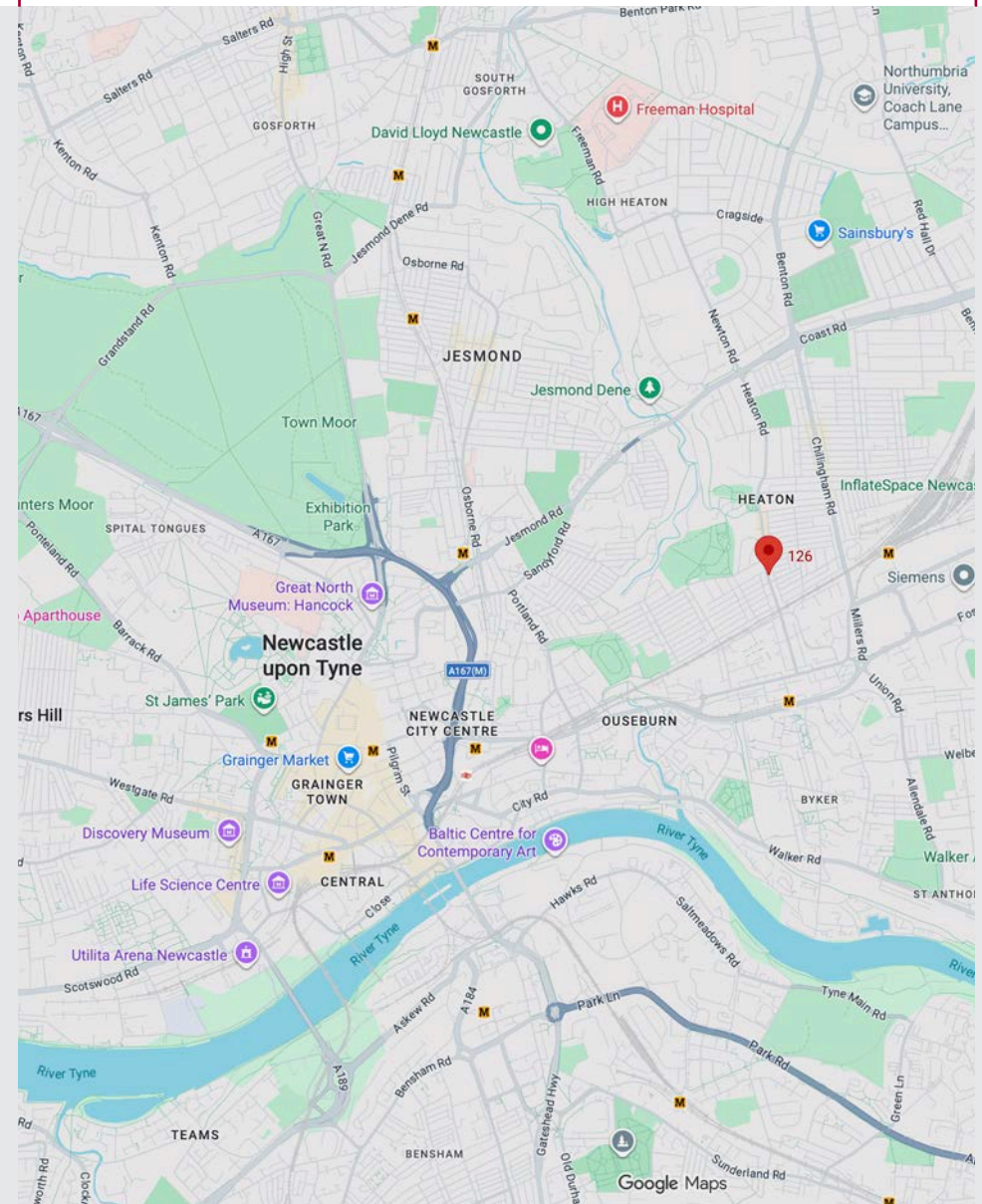
Transport links are excellent, with the A1(M) and A19 providing the principle north/south road routes. The A69 extends west towards Hexham and Carlisle. As well as being the focal point of a network of local rail services, Newcastle Central Station is a major hub on the East Coast Main Line and Cross Country Network. The shortest journey time to London is 2 hours and 37 minutes and to Edinburgh 1 hour 30 minutes.

The city is served by Newcastle International Airport, providing daily flights to over 80 destinations worldwide.

SITUATION/DESCRIPTION

This imposing brick built corner building is located within an extremely busy shopping area serving the popular and thriving suburb of Heaton. There are a good mix of residents in the locality including students, young couples and families. Heaton Road is a busy main road through the suburb, with occupiers that include a wide range of both national and independent retailers. The area is densely populated.

On the ground floor is a Sainsbury's convenience store. Next door is an independent operator, trading as Point Brickwork, who are commercial and domestic builders. The substantial upper floors house 8 flats, which consist of 4 x 3 bedrooomed and 4 x 2 bedrooomed accommodation. There is parking for at least 7 cars to the rear of the property.





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TENANCY SCHEDULE

Tenant	Rent (pa)	Rent Review	Lease Expiry	Break Dates	Repairs	Size (NIA)	Commentary
Sainsbury's Supermarkets Ltd	£50,517	04/10/2031	03/10/2036	N/A	EFRI, subject to a schedule of condition	2,905 sq ft (269.9 sq m)	Sainsbury's have been in occupation since October 2011. Their current lease is 15 years from October 2011. They have already committed to a renewed lease for 10 years from 04/10/2026. The passing rent of £50,517 remains in effect until the rent review effective 04/10/2031. The rent at review is increased by reference to RPI, but not to be more than 3.5% compounded annually.
Point Brickworks Limited	£12,000	28/02/2028	03/02/2030	N/A	IRI plus service charge, subject to a schedule of condition	506 sq ft (47 sq m)	The rent review is to Open Market Value.
8 Flats All Let on Furnished Assured Shorthold Tenancies	£109,203.36	N/A	N/A	N/A	N/A	4 x 3 beds and 4 x 2 beds	The flats have been fully let since their development in 2011.
	£171,720.36						

There is a service charge which is administered on an ad hoc basis. Full details available on request.



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COVENANT INFORMATION VAT

Sainsbury's Supermarkets Ltd (Co. No. 03261722) had a total turnover of £28,544,000,000 for the year ended 1st March 2025. For the same period they had a profit after tax of £215,000,000 and net assets of £4,319,000,000.

The property has been elected for VAT purposes and it is anticipated that the transaction will be treated as a Transfer of a Going Concern (TOGC).

TENURE

Freehold.

EPC

Sainsbury's is B rated and Point Brickwork is C rated.





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FURTHER INFORMATION

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Shandwick Properties Limited is a limited company registered in England and Wales with registration number 06478554. Our registered office is A1 Marquis Court, Team Valley, Gateshead, NE11 0RU.
May 2026

PROPOSAL

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