

6-8 Wansbeck Road South, Newcastle Upon Tyne, NE3 3HQ
£225,000

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- Ground floor shop with three bedroom, self-contained flat above
- Rental Income £17,240 per annum
- Ground floor let to Chisholm Bookmakers Limited
- Good location within an established parade opposite Asda
- Freehold

LOCATION

The property forms part of the local shopping centre on Wansbeck Road South in Gosforth, a suburb to the north of Newcastle upon Tyne city centre.

The area is an established residential area alongside local shops, convenience stores and supermarkets. The property faces the ASDA supermarket and car park.

Transport links are good: there are frequent bus routes along or near Wansbeck Road South, and the nearest Metro station (Wansbeck Road Metro Station on the Tyne and Wear Metro) is within walking distance.

Overall, this is a convenient location in a well-established suburb, with good amenities and transport access.

DESCRIPTION

The property comprises a three-storey, brick-built building with a pitched roof, and is divided to provide a ground floor retail unit, together with a self-contained three-bedroom, two reception maisonette above.

The ground floor unit has been let to Chisholm Bookmakers Limited for many years, and the lease has just been renewed.

The maisonette, is well proportioned, has gas central heating and double glazing to all but two windows. Access to the flat is via external steps and a walkway to the rear.

The property offers a good investment opportunity, with potential for future rental growth.

ACCOMMODATION

6 Wansbeck Road South

641 sq.ft (59.6 m2)

8 Wansbeck Road South

Three bedroom maisonette, comprising lounge, dining room, kitchen to the first floor and three bedrooms and a bathroom to the second floor.

OCCUPANCY DETAILS

6 Wansbeck Road South

Let to Chisholm Bookmakers Limited on a lease for a term of five years

from 20 October 2025 at a rent of £9,500 per annum. The Tenant has a rolling break option after the 20 October 2027, subject to eight months' prior notice. Full repairing and insuring terms.

8 Wansbeck Road South

Let on a 12 months Assured Shorthold Tenancy from 7th February 2025 at a monthly rent of £645.00.

PRICE

Offers in the region of £225,000 are invited.

VAT

The property is not subject to VAT.

EPC RATING

6 Wansbeck Road South: TBC

8 Wansbeck Road South: D (58)

RATING LIABILITY

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £7,400.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

MONEY LAUNDERING REGULATIONS

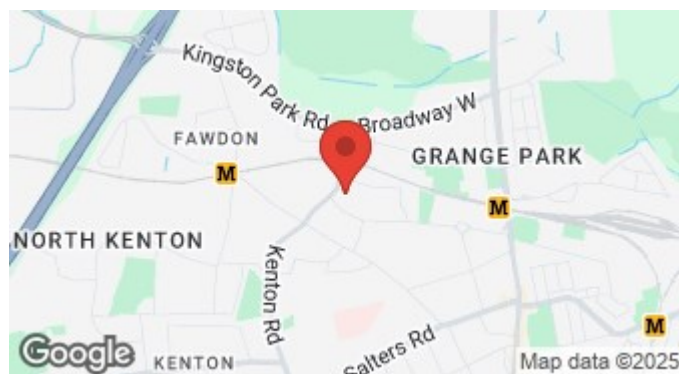
In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

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