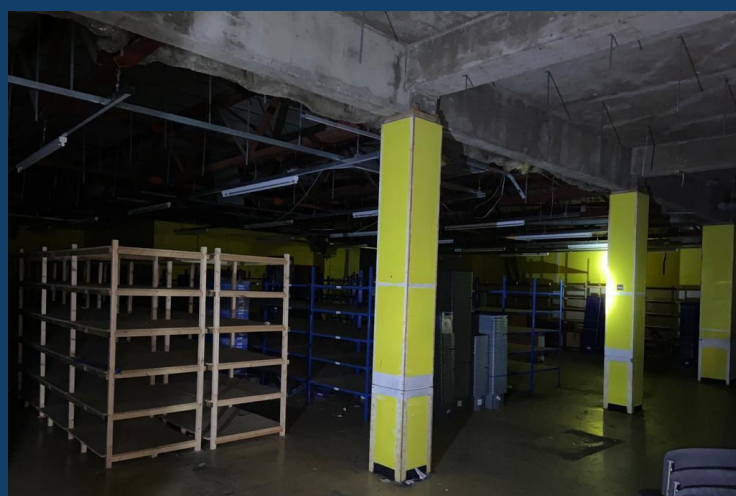


# FOR SALE/TO LET

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 £60,000 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, 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.

## 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 s to be included in the price.

## Planning Information

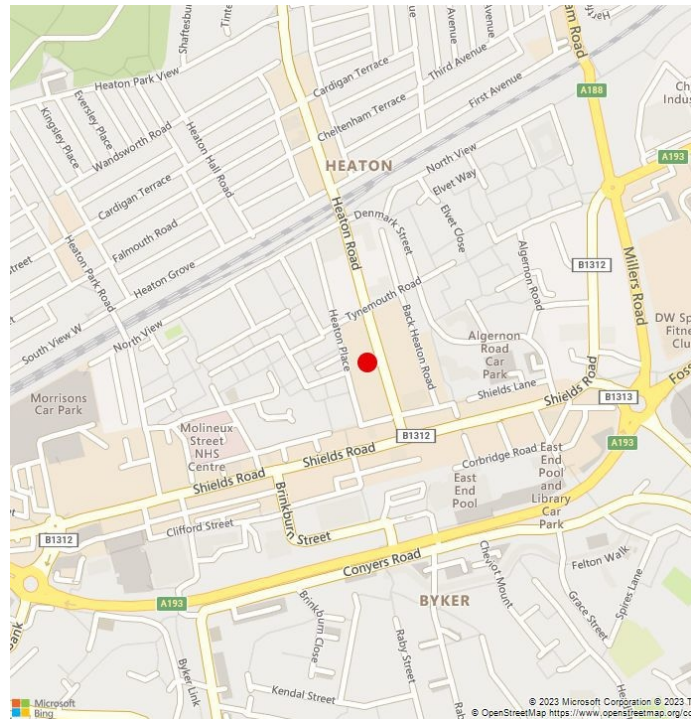
We understand the property can be used for any use under Use Class E.

## 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

£5.74 Per Sq Ft

### 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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