



58 Norham Terrace, Jarrow, South Tyneside NE32 5QZ

- Freehold Convenience Store Investment Let to Morrisons Daily
- Secure national covenant through major supermarket operator
- Rental income £20,000 per annum
- Net internal area 227.46 sq. m. (2,448 sq. ft.)
- 10-year lease from 3rd November 2023
- Gross yield of 7.14 % on the purchase price
- Established residential area within South Tyneside

Price: £280,000 Freehold

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Location

The property is situated on the junction of Norham Terrace and Lumley Terrace, Jarrow, a well-established residential area within South Tyneside, Tyne & Wear. Jarrow lies approximately 6 miles east of Newcastle upon Tyne and 3 miles west of South Shields, benefiting from excellent local road links via the A19 and A194(M). The surrounding area is predominantly residential, providing a strong local catchment for convenience retail, with nearby amenities including schools, community facilities, and local bus services connecting to Jarrow town centre and the wider Tyneside area.

Description

The property comprises a semi-detached, single-storey retail unit with a converted loft, providing a net internal area of approximately 227.46 sq. m. (2,448 sq. ft.).

The accommodation includes a spacious open-plan retail area, with ancillary accommodation and storage to the rear, and additional space within the converted loft. There is also a basement area, which was not inspected or measured at the time of reporting.

Constructed in 1933 of traditional red brick elevations beneath a pitched slate roof, the building presents in fair condition and occupies a prominent position within a well-established residential area.

The property is let to Morrisons Daily on a 10-year lease from November 2023, producing a current rent of £20,000 per annum, reflecting a net initial yield of approximately 7.14 %.

This offers a secure and attractive convenience retail investment, backed by a strong national covenant, and located in a densely populated catchment providing steady local footfall and repeat trade.

Tenant

Alliance Property Holdings Limited (No.00907499)

Lease Terms

10 years from 3rd November 2023 to and including 2nd November 2033. There is a tenant only break clause on 2nd November 2028 (by giving not less than 6 months' notice) There is rent review on the 3rd November 2028 (see lease)

Rent

£20,000 per annum

Tenure

Freehold

Price

£280,000

Yield

Gross of 7.14 % on the purchase price

Viewing

Strictly by appointment through this office.

EPC Rating

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Rateable Value

The 2025 Rating List entry is Rateable Value £8,400

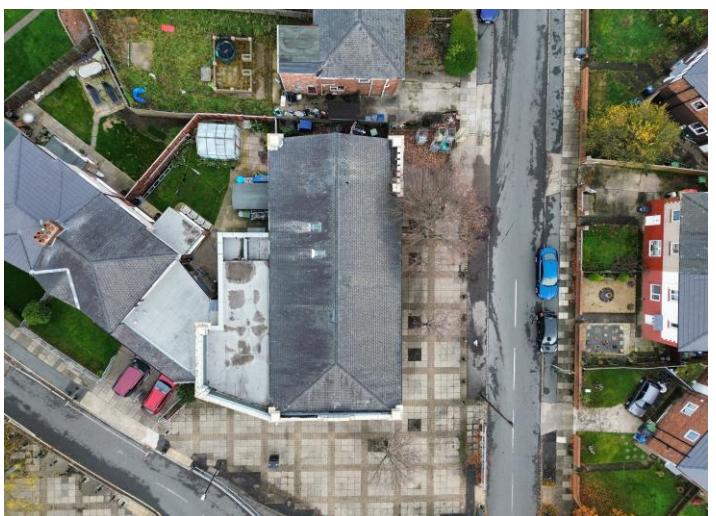
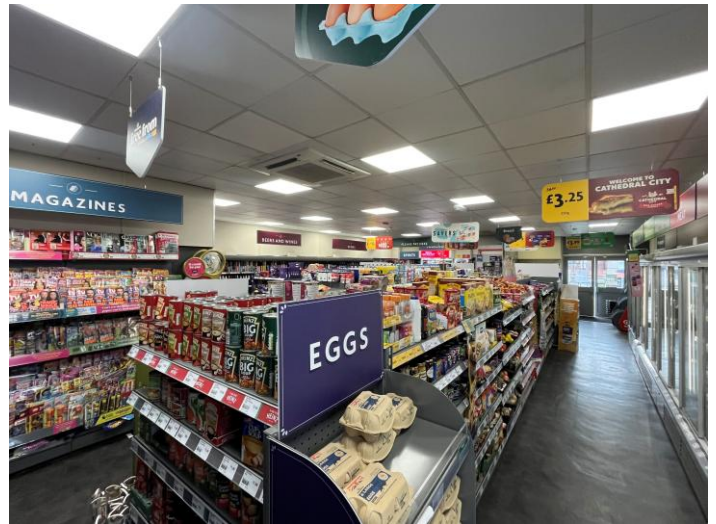
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

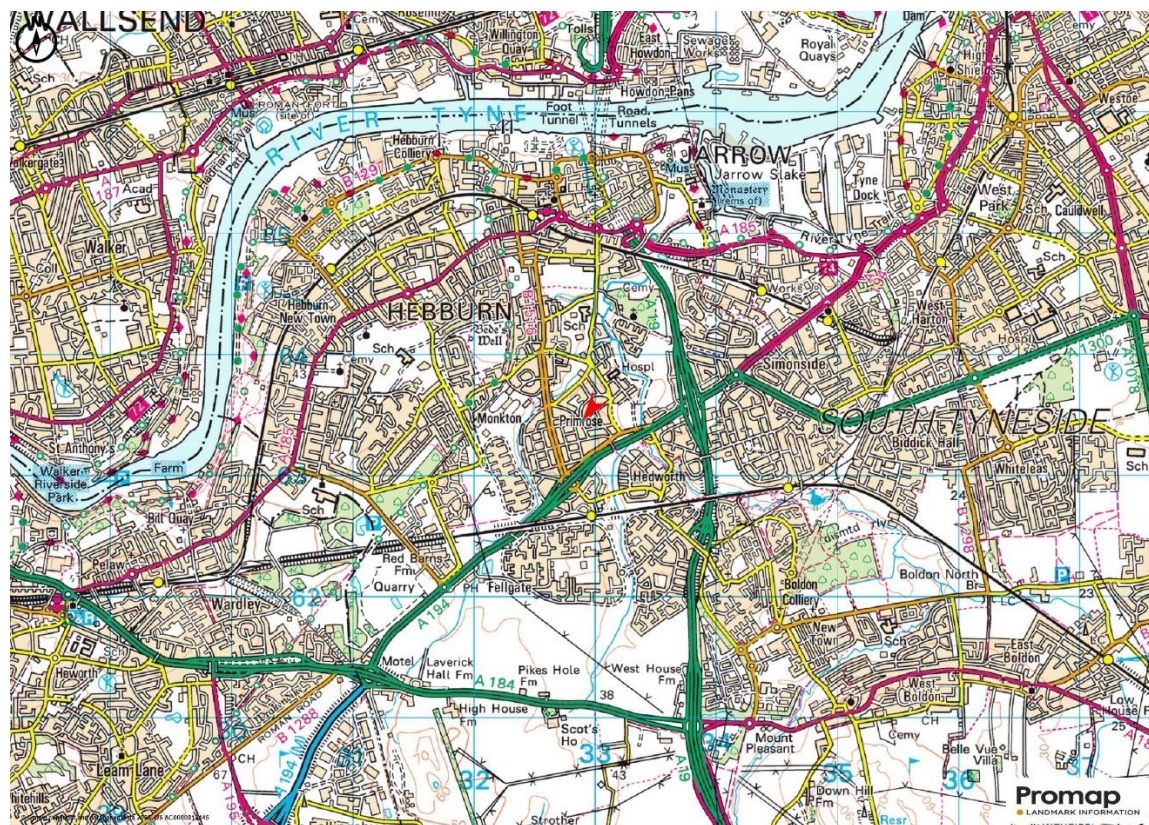
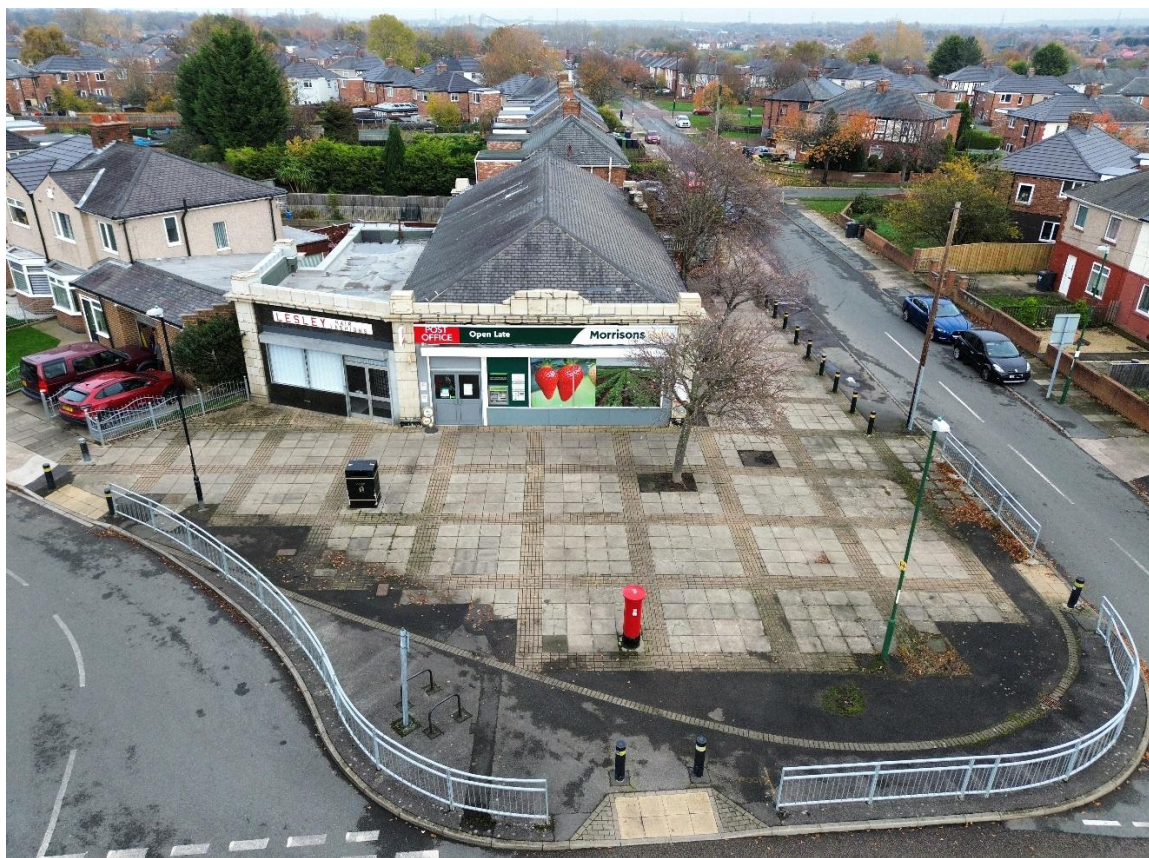
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Prepared: 10th November 2025

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