

- Former Chinese takeaway with first floor ancillary accommodation
- Two storey property approximately 130.1 sq. m. (1,400 sq. ft.)
- Suitable for a variety of alternative uses (STP)
- Established location within a densely populated residential area
- Qualifies for zero business rates, subject to eligibility
- Ideal for owner-operators or buy-to-let investors
- Sold with vacant possession, current tenant relocating

29 Heaton Park Road,
Newcastle upon Tyne,
NE6 1SQ

Price: £165,000 Freehold

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Location
The property occupies a prominent corner position on Heaton Park Road, close to its busy junction with Shields Road, one of the principal arterial routes serving the east end of Newcastle upon Tyne. The location benefits from high levels of passing pedestrian and vehicular traffic and is surrounded by a dense residential catchment area, providing a strong and established customer base for takeaway operators. Excellent transport links are available, with regular bus services operating along Shields Road and easy access to the A1058 Coast Road, Newcastle city centre and surrounding districts.

Description
An excellent opportunity to acquire a property comprising a ground floor Chinese takeaway together with ancillary first floor accommodation, occupying a prominent position close to the junction of Heaton Park Road and Shields Road in Newcastle upon Tyne.

The property is arranged over two storeys and extends to approximately 130.1 sq. m. (1,400 sq. ft.). The ground floor comprises a well-presented customer service area, commercial kitchen, preparation rooms and staff W/C facilities. The current tenants are relocating their business and the property will therefore be sold with vacant possession, offering purchasers the flexibility to occupy, re-let or reconfigure the premises subject to any necessary consents.

The first floor provides ancillary accommodation comprising a living room, two bedrooms and a bathroom. Prospective purchasers should note that whilst the accommodation has historically been used in conjunction with the commercial premises, it is not currently classed as separate residential accommodation.

A particular feature of the property is the substantial rear garage extending to approximately 30.4 sq. m. (327 sq. ft.), providing valuable storage, operational space or potential for a variety of alternative uses, subject to any required consents.

The takeaway has been fitted out to a good standard and we understand that the majority of the fixed kitchen equipment and fittings are expected to remain within the property, although confirmation is awaited and interested parties should satisfy themselves in this regard.

The property is likely to appeal to owner-occupiers seeking a ready-to-trade food premises, as well as investors looking for a versatile commercial asset with future letting potential.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Customer Service Area	27.84	299.66
Kitchen	14.43	155.32
Preparation Area	3.36	36.16
Preparation Area	9.86	106.13
W/C	3.90	41.97
First Floor		
Living Room	15.5	166.84
Bedroom	7.92	85.25
Bedroom	9.89	106.45
Bathroom	7.0	75.34
External		
Garage	30.4	327.22
Total	**130.1**	**1,400.34**

Price
£165,000





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Tenure
Freehold

Rateable Value
The 2026 Rating List entry is Rateable Value £3,250

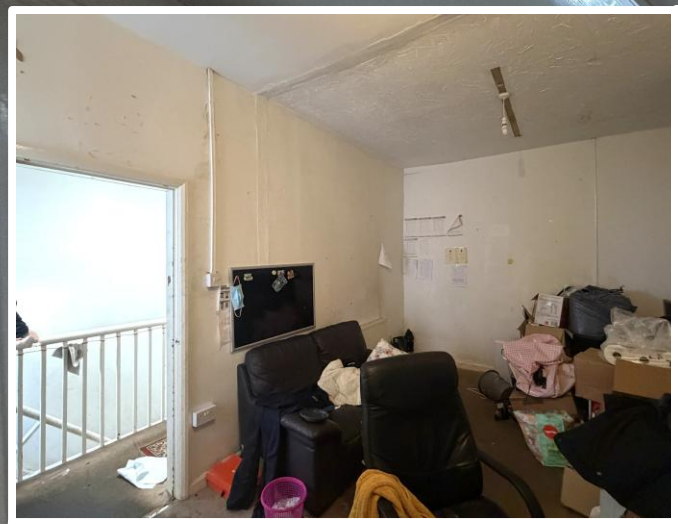
As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

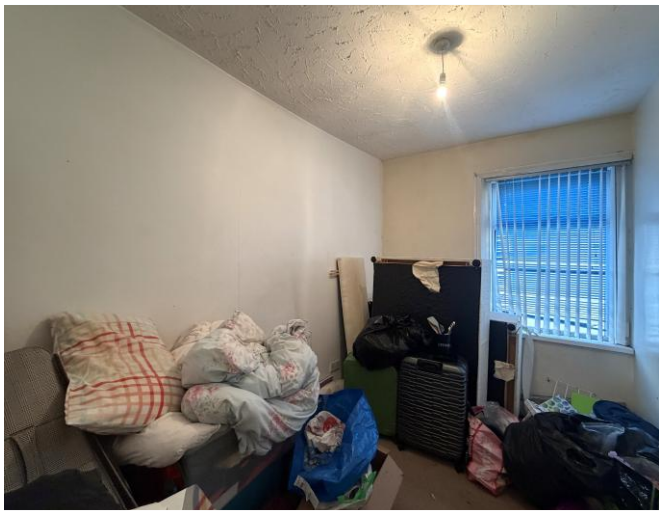
Viewing Arrangements
Strictly by appointment through this office.

Information Notice

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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 05th November 2026





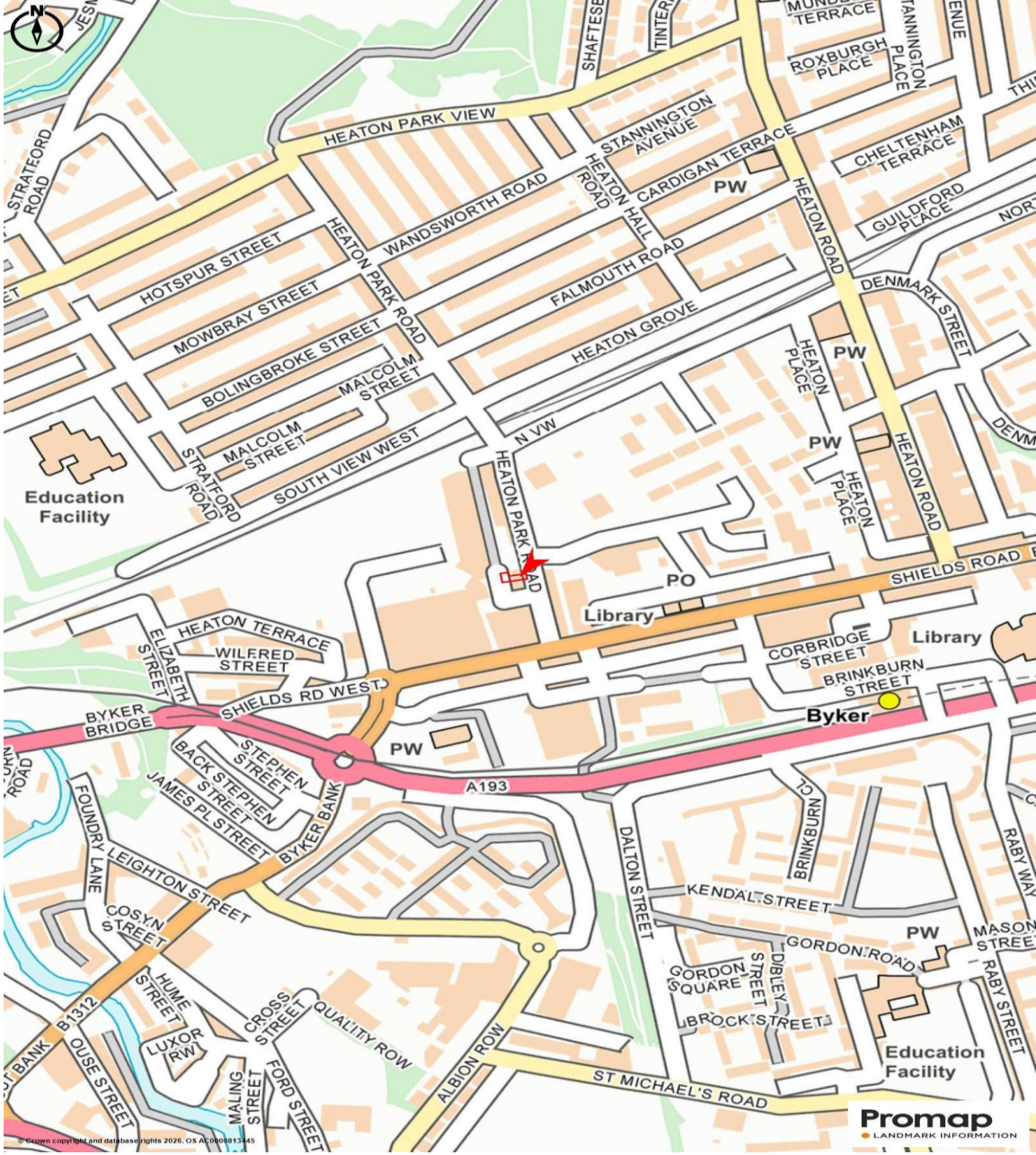




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