



## 32 Heaton Road, Newcastle upon Tyne NE6 1SD

- Ground floor retail premises
- Net internal area 139.78 sq. m. (1,504.57 sq. ft.)
- Prominent position with excellent passing trade
- Dedicated parking bays to the front & rear of the property
- Suitable for a range of uses (subject to planning)
- The property benefits from front and rear access
- Potential for zero business rates, subject to eligibility criteria

**Price: £225,000 Freehold**

# COMMERCIAL

## Location

The premises are prominently situated on Heaton Road within the popular suburb of Heaton, approximately three miles east of Newcastle City Centre. Heaton Road is a well-established and busy neighbourhood retail parade, running parallel to Chillingham Road, and benefits from strong levels of pedestrian and vehicular traffic.

The surrounding area comprises a vibrant mix of independent retailers, cafés, professional services, and residential accommodation, creating consistent daytime and evening footfall. The property also benefits from excellent public transport links, with regular bus services operating along Heaton Road and nearby Metro stations providing convenient access across Newcastle and the wider Tyne & Wear region.

## Description

An excellent opportunity to acquire a ground floor retail unit extending to approximately 139.78 sq. m. (1,504.57 sq. ft.), prominently positioned on the well-established and vibrant Heaton Road.

The property comprises a spacious open-plan retail area to the front, together with ancillary accommodation including a kitchen, offices, storage areas, and two WC facilities. The flexible internal layout is suitable for a wide range of commercial uses, subject to the necessary consents.

The premises further benefit from separate rear access, providing additional convenience and access to parking. The unit was most recently operated as a sandwich bar (Class A1) and now offers a blank canvas for owner-occupiers or investors seeking to tailor the space to their specific requirements. Its prominent roadside position ensures excellent visibility and strong levels of passing footfall and vehicular traffic, making it well-suited to retail, professional services, studio space, café use (subject to consents), or other commercial applications.

## Floor Area

139.78 sq. m. (1,504.57sq. ft.)

## Price

£225,000

## Tenure

Freehold – The blue section shown on the pro map (first floor) and small section of the ground floor stairwell has been sold on a 999 year lease from 11 Feb 2024.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £12,000

As the RV is below £12,000 or below, 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.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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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