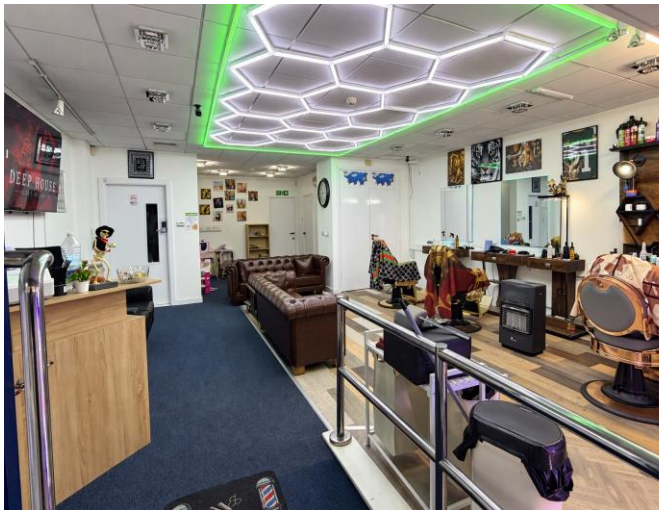


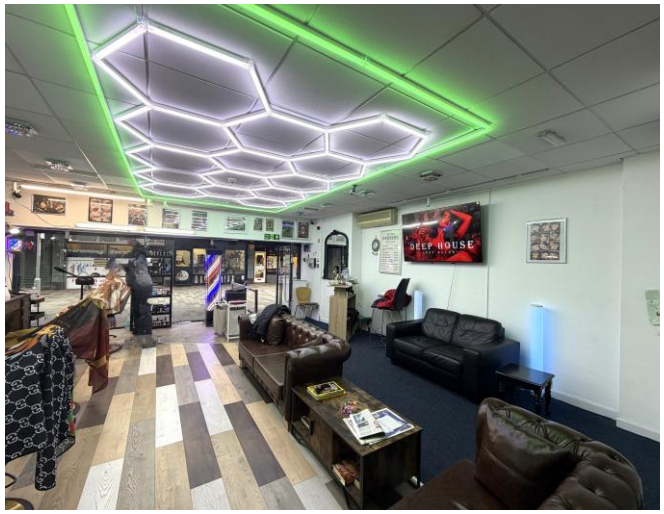
- Tenanted two storey retail investment
- Current rental income of £12,000 per annum
- Attractive 12% gross yield
- Let to Ali's Best Barbers
- 5-year FRI lease from 4th November 2025
- Net internal area 155.3 sq. m. (1,672 sq. ft.)
- Prominent position within busy shopping precinct
- Refurbished throughout to a high standard

18–20 St John's Precinct,
Hebburn,
South Tyneside NE31 1LQ

Price £99,950 (Freehold)

RMS | Rook Matthews Sayer





Location

The Mountbatten Shopping Centre, named in honour of Lord Louis Mountbatten—uncle to Prince Philip and commander of the Hebburn-built WWII destroyer HMS *Kelly*—is a key retail hub in the heart of Hebburn. This historical connection adds a distinctive local character to the centre, rooted in the town's proud naval and industrial heritage. The property forms part of an established open-air shopping centre that includes two main retail parades: St John's Precinct and St James' Mall. The centre has recently benefited from a major refurbishment programme, with over £200,000 invested in upgrading the site, including a full rebrand, improved façades, and enhancements to the public realm. These improvements have created a clean, accessible, and attractive environment for both shoppers and retailers.

The centre offers a diverse tenant mix that combines national brands with strong local operators, providing a true one-stop shopping destination. Notable occupiers include Greggs, Boots, Savers, Subway, Heron Foods, Farm Foods, Dicksons, Ladbrokes, and Betfred. This varied retail line-up ensures consistent footfall throughout the week, supported further by nearby residential areas and local amenities. Customers also benefit from a 100-space free public car park conveniently located at the rear of the shopping centre, enhancing accessibility for those travelling by car. The property is also well-served by public transport links, making it easily accessible from across Hebburn and the wider South Tyneside area.

Description

A prominent two-storey mid-terrace commercial investment property occupying a highly visible position within St John's Precinct, Hebburn town centre. The property comprises a substantial ground and first floor retail unit extending to approximately 155.3 sq. m. (1,672 sq. ft.) and is fully let to Ali's Best Barbers, producing a rental income of £12,000 per annum.

The property has recently undergone a comprehensive refurbishment and is presented to a high standard throughout. The accommodation comprises an open-plan retail trading area at ground floor level together with ancillary accommodation, while the first floor provides office accommodation, a staff kitchen and W.C. facilities.

The tenant benefits from electric roller shutters, air conditioning, wall-mounted electric heaters, fluorescent strip lighting and dual frontage and rear access. The property is fitted out to a good standard and is currently operating as an established barbers business. The investment is let on a 5-year Full Repairing and Insuring (FRI) lease from 4th November 2025 at a passing rent of £12,000 per annum, with a tenant-only break option at the third anniversary of the term.

The property is offered freehold and provides an attractive investment opportunity with a gross yield of approximately 12% at the asking price of £99,950, subject to purchase costs.

Component	**Description**	**Tenant**	**Floor Area**		**Rent (per annum)**	**Lease Details**
			Sq. m	**Sq. ft.**		
18 St Johns Prec	Ground & First Floor Unit	Ali's Best Barbers	155.3	1,672	£12,000	5-year (FRI) lease from 4th November 2025 Tenant break clause at year 3

Yield
Total rental income: £12,000 per annum, reflecting an attractive yield of 12 %

Tenure
Freehold





Price
£99,950

Title number
TY217937

Viewing Arrangements
Strictly by appointment through this office.

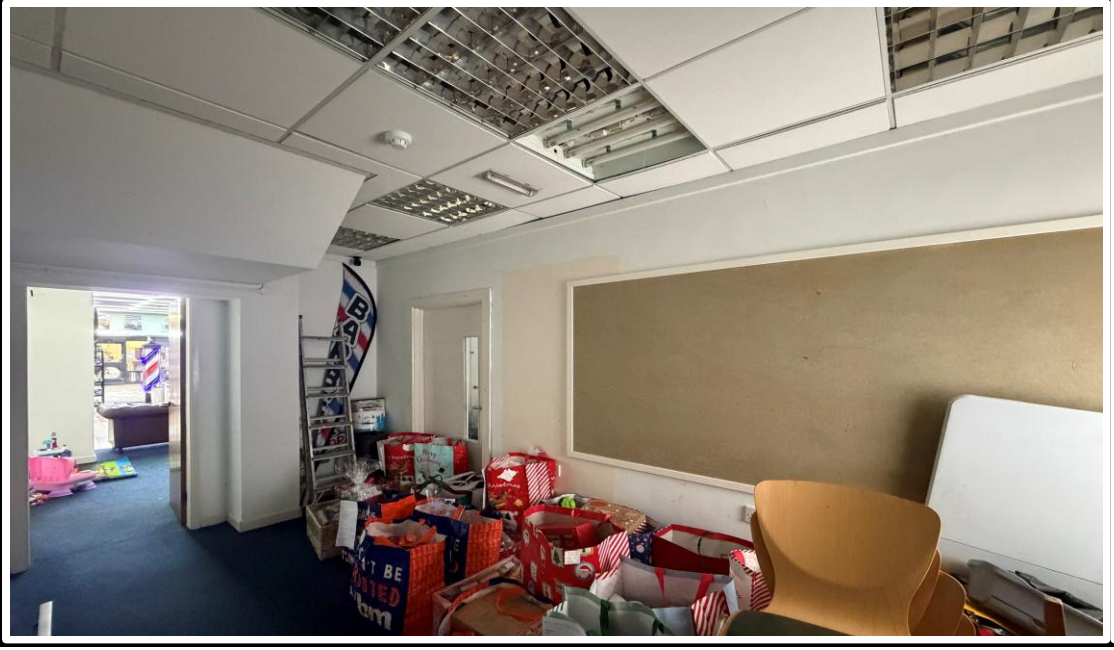
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Prepared 09th November 2026









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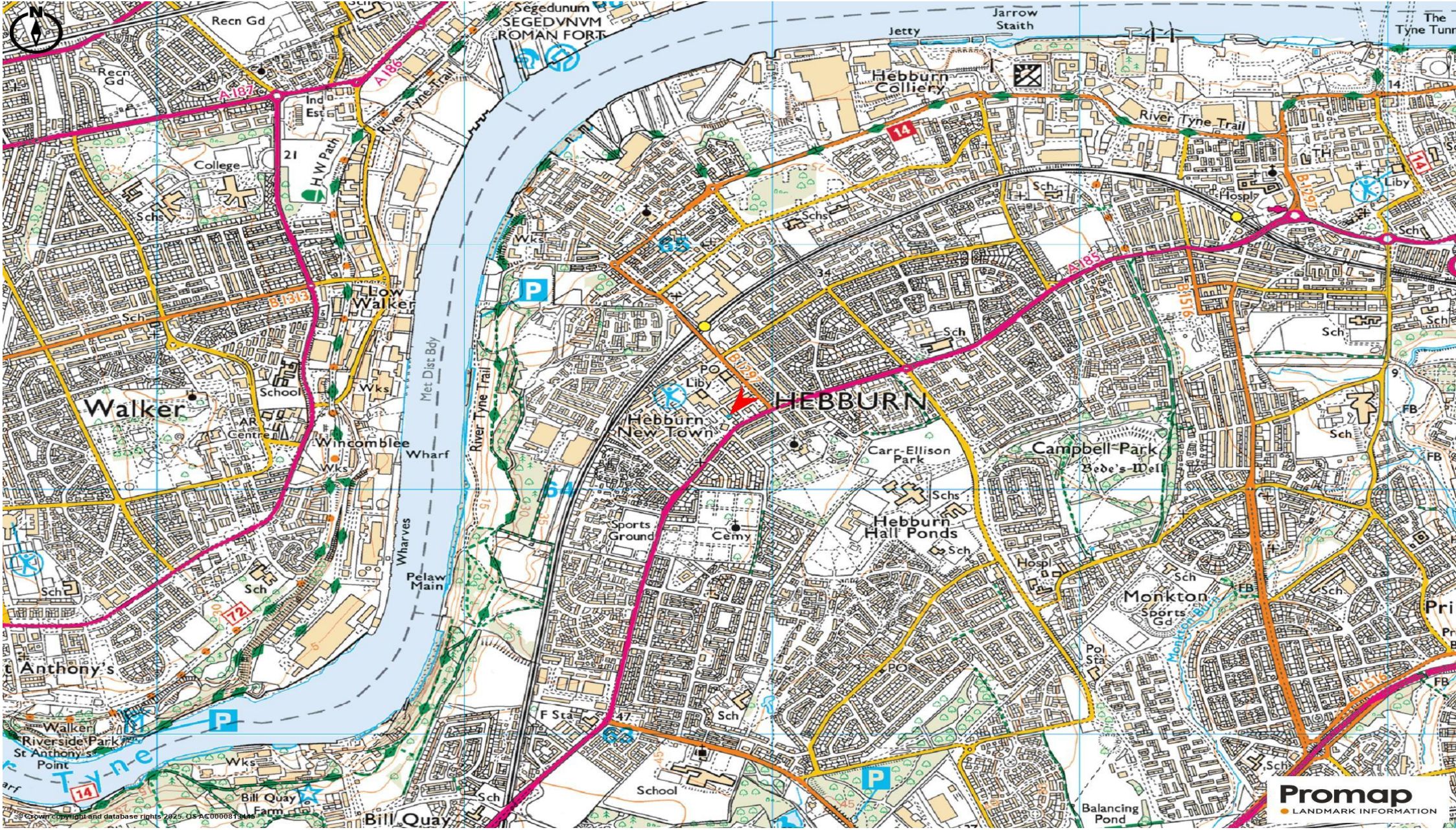
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