



FREEHOLD LEISURE INVESTMENT

Restaurant, Bar & Childrens
Soft Play Centre



DELTA CAPITAL
Property Investment

Run of the Mill

**Spar Well Road, Winlaton Mill,
Blaydon on Tyne NE21 6RT**



INVESTMENT SUMMARY



- A detached freehold investment property comprising three units currently operating as restaurants, a café lounge, and a children's soft play centre.
- Situated in Winlaton Mill, fronting the A694, approximately 6 miles west of Newcastle city centre.
- Total Net Internal Area of 9,106.34 sq ft (846 sq m).
- Fully let across three new leases.
- Passing rent of £88,000 per annum, increasing to £90,500 pa from 2nd March 2027 (topped up on completion).
- The property is not elected for tax, meaning no VAT is payable on the purchase price.

We are instructed to seek offers in excess of £900,000 reflecting a net initial yield of 9.52% based on purchaser's costs of 5.63%, reflecting a very low capital value of only £98.83 psf.



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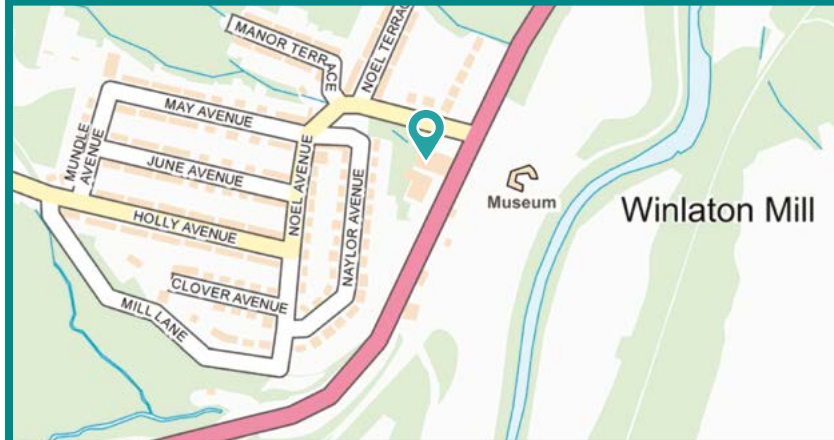


LOCATION



Winlaton Mill is an attractive village in Tyne and Wear, North East England mid-way between Gateshead to the north east and Rowlands Gill to the south west. The village is on the A694 which joins the A1 at Swalwell and is close to the River Derwent.

Winlaton Mill is located approximately 6 miles to the west of Newcastle city centre. The subject property is situated to the east of Winlaton Mill fronting the A694 and is situated immediately next to a petrol filling station and car valeting centre.



DESCRIPTION



The property is a detached building with ample car parking which has been split to provide three distinctive parts let as restaurants, a café lounge and children's activity centre.



ACCOMMODATION

The net internal floor areas are as follows:

Floor	Description	Area (sq m)	Area (sq ft)
Unit 1	Ground floor restaurant	231.26	2,489.28
Unit 2	Ground floor children's play centre	385.74	4,152.11
Unit 3	First floor cocktail lounge	229.0	2,464.96
Totals		846	9,106.34

TENANCY INFORMATION

Unit 1 is let to private individuals on a 10 year lease ending 2 March 2027 at a rent of £25,000 per annum. The tenant has agreed a reversionary 7 year lease with 3 year rent review at £27,500 per annum, therefore expiring in March 2034.

Unit 2 is let to Pineapple and Bears Ltd on a new 7 year term from 1st May 2026 at £38,000 per annum, therefore expiring on 30th April 2033.

Unit 3 is let to two private individuals at a rent of £25,000 per annum on a new 7 year lease with 3 year rent review.

The total passing rent is therefore £88,000 per annum, which will increase to £90,500 from 2nd March 2027. The vendor will "top up" the rent to £90,500 upon completion, by way of a reduction to the purchase price.

TENURE

The property is held freehold with title number: **TY295561**

VAT

We understand the property is not elected to tax.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 - B

Unit 2 - B

Unit 3 - B

CONTACT

For further information or to arrange a viewing please contact:

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. We will therefore require the following information:

- Corporate structure and ownership details of purchasers
- Identification and verification of ultimate beneficial purchasers
- Satisfactory proof of the source of funds for the purchasers

PROPOSAL

EXCESS OF £900,000

We are instructed to seek offers in excess of £900,000 reflecting a net initial yield of 9.52% based on purchaser's costs of 5.63%, reflecting a very low capital value of only £98.83 psf.



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MARCH 2026

Important Notice: These property particulars are for general guidance only. Although prepared with all reasonable care, their complete accuracy cannot be guaranteed, and they do not constitute part of an offer or contract. If there is any aspect of these particulars that you consider to be particularly important, it is essential that you seek professional verification. The seller makes no representations or warranties, whether express or implied, concerning the condition of the property or the accuracy of the information contained herein. Prospective purchasers must rely upon their own enquiries and investigations to satisfy themselves as to the correctness of each statement before committing to a purchase. All measurements and boundaries are approximate. The photographs included are for general information only and are subject to copyright; they may not be reproduced, distributed, or transmitted in any form or by any means, including on websites, without the express written consent of the copyright holder.

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