

Newcastle-Upon-Tyne - 242 Shields Road NE6 1DX
Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



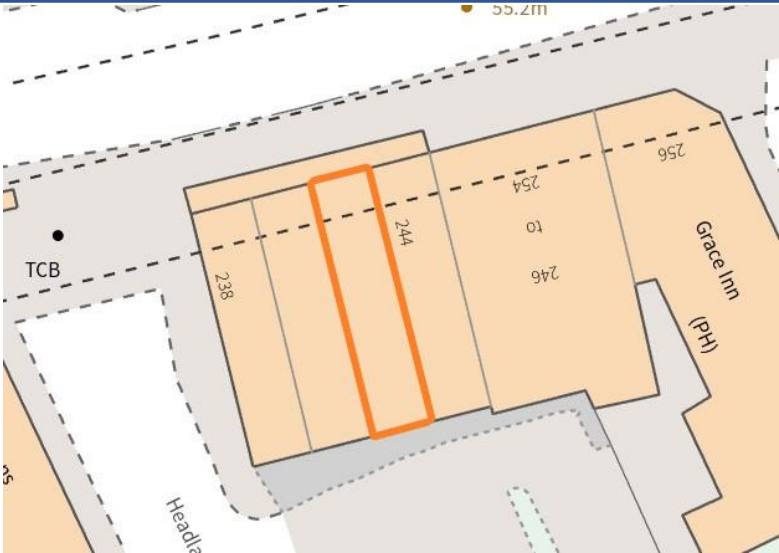
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Investment Consideration:

- Purchase Price: £140,000
- Gross Initial Yield: 8.52%
- Rental Income: £11,928 p.a.
- VAT is NOT applicable to this property
- Each unit let until 2033/2034 with no breaks. Tattoo Studio tenant in occupation for 10+ years
- Comprises ground floor retail shop t/a Post Office and self-contained Tattoo Studio at first floor
- Situated on the South Side of Shield Road with occupiers nearby including Max Spielmann, Greggs, Iceland, Takeaway, Barber Shop, Public House, Bicycle Shop, Fitness and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 242 (Ground Floor)	Retail Shop: 58 sq m (625 sq ft) Open plan retail, storage, wc	Interim Enterprises Management & Consultancy Services Limited	8 Years from 1 August 2026	£7,500	Note 1: FRI Note 2: Fixed rental increase to £8,000 p.a. on 01.08.30 until the remainder of the term Note 3: No breaks Note 4: Deposit held of £2,500
No. 242 (First Floor)	Tattoo Studio: 58 sq m (625 sq ft) Reception, treatment rooms, kitchen, wc	Individual	9 Years from 1 July 2024	£4,428	Note 1: FRI Note 2: Rent review every 3 years linked to RPI Note 3: No breaks Note 4: Lease renewal. Tenant in occupation for 10+ years

Total £11,928

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Property Description:

The property comprises ground floor retail shop t/a Post Office (fitting out) and self-contained Tattoo Studio at first floor, accessed from the rear, providing the following accommodation and dimensions:

Ground Floor Shop: 58 sq m (625 sq ft)

Open plan retail, storage, wc

First Floor Tattoo Studio: 58 sq m (625 sq ft)

Reception, treatment rooms, kitchen, wc

Total NIA: 116 sq m (1,250 sq ft)

Tenancy:

The ground floor shop is at present let to Interim Enterprises Management & Consultancy Services Ltd for a term of 8 Years from 1st August 2026 at a current rent of £7,500 p.a. and the lease contains full repairing and insuring covenants. Fixed rental increase to £8,000 p.a. on 01.08.30 until the remainder of the term. No breaks. Deposit held of £2,500.

The first floor studio is at present let to an Individual for a term of 9 Years from 1st July 2024 at a current rent of £4,428 p.a. and the lease contains full repairing and insuring covenants. Rent review every 3 years linked to RPI. No breaks. Lease renewal. Tenant in occupation for 10+ years.

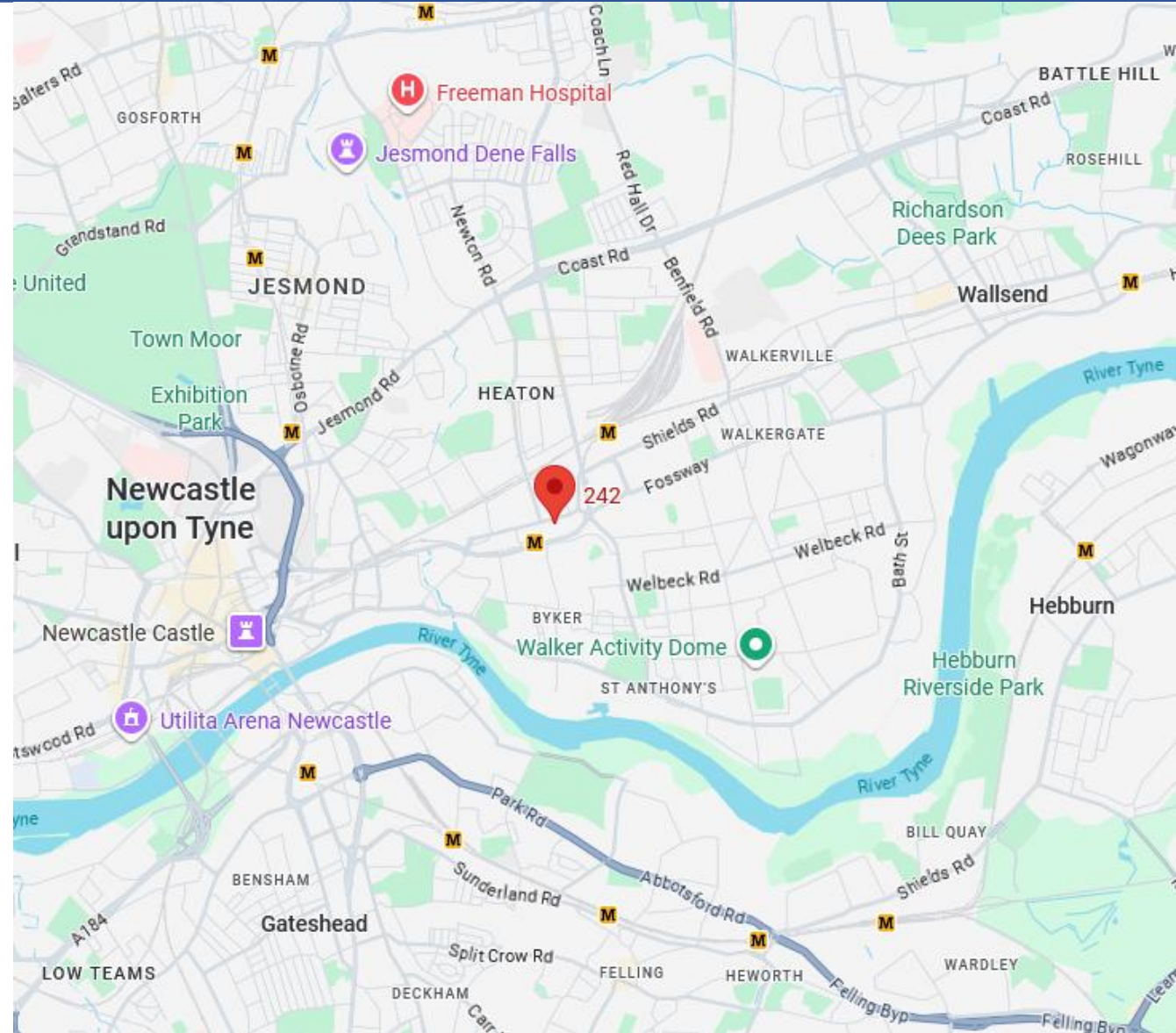


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Location:

Byker is a suburb of Newcastle upon Tyne and is located approximately 2 miles east of the city centre. Byker is situated on the north side of the Tyne on the A193, with direct access to the A167(M). The A167(M) links with the A184 which provides access to the A1 north and south. The property is situated on the South Side of Shield Road with occupiers nearby including Max Spielmann, Greggs, Iceland, Takeaway, Barber Shop and many more.



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Contacts:

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