

3/3A Clayton
Road
*Jesmond, Newcastle
upon Tyne, NE2 4RP*



FREEHOLD INVESTMENT OPPORTUNITY

GUIDE PRICE

£425,000

offers in excess of

NET INITIAL YIELD

5.56%

reversionary to 6.45%

GROSS INCOME

£24,640

per annum, passing

TOTAL SIZE

1,427 sq ft

132.70 sq m

ERV

£28,600

estimated rental value pa

A rare, fully let foothold in Jesmond

3/3A Clayton Road presents a rare opportunity to acquire a fully let mixed-use investment in the heart of Jesmond, one of Newcastle upon Tyne's most affluent and sought-after suburbs. The property comprises a well-presented ground floor retail unit with self-contained upper floor two-bedroom residential accommodation, occupying a prominent position on the established Clayton Road retail parade.



ACCOMMODATION SCHEDULE

Ground Floor 319.7 sq ft / 29.7 sq m

First Floor 1,108 sq ft / 103 sq m

Total 1,427 sq ft / 132.70 sq m

EPC

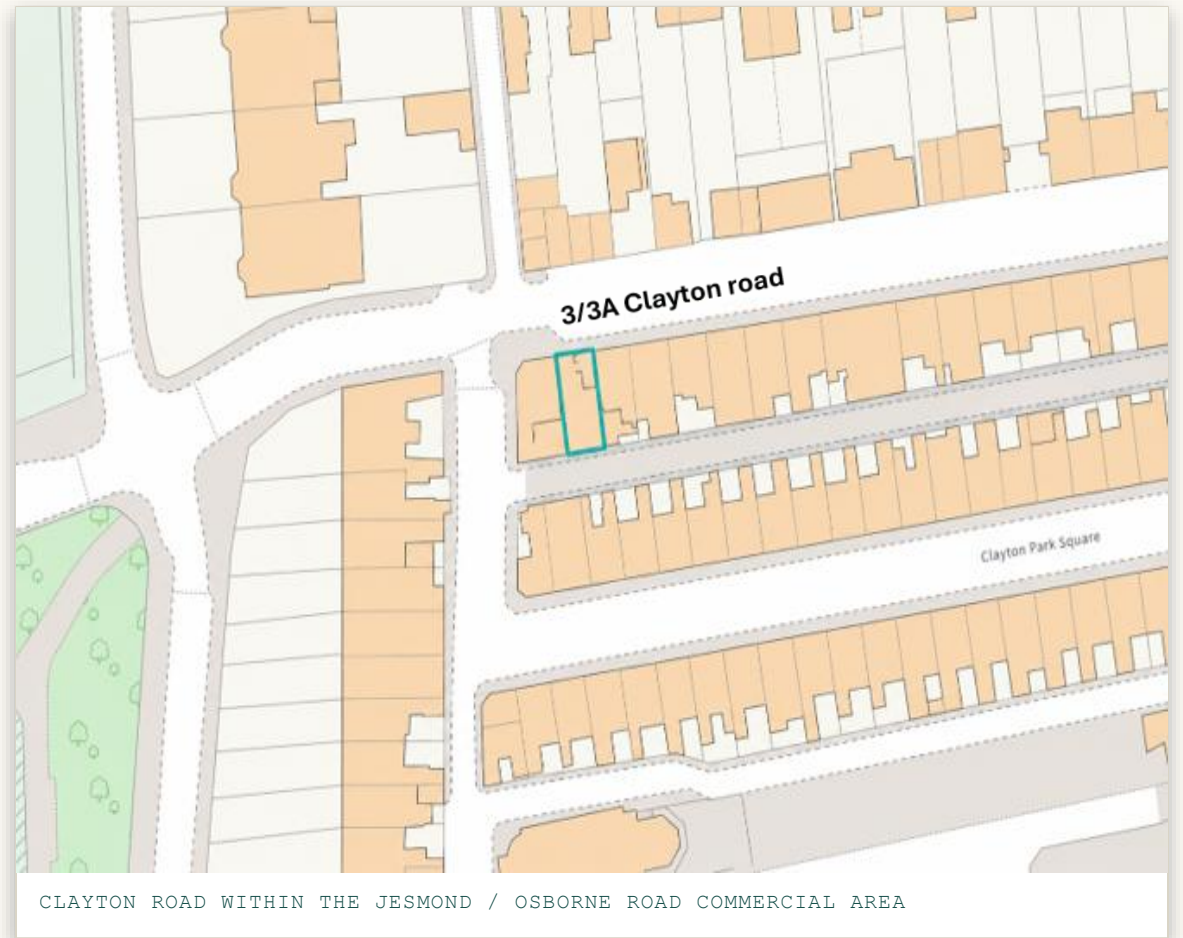
No.3 E43

No.3A C60

Jesmond

Situated in the heart of Jesmond, one of Newcastle upon Tyne's most desirable and affluent suburbs, 3/3A Clayton Road occupies a prime position on a thriving retail parade. The location benefits from a vibrant mix of independent retailers, cafés, restaurants and convenience operators, attracting strong levels of footfall from an affluent residential population, young professionals and the substantial student community.

The property is approximately 1.5 miles from Newcastle city centre and benefits from excellent connectivity via Jesmond Metro Station and the nearby A167(M), providing direct access to the wider regional motorway network. With its established commercial environment, excellent transport links and consistently strong occupier demand, the location offers an attractive investment opportunity underpinned by long-term rental growth potential and enduring tenant appeal.



Tenancies

UNIT	TENANT	TERM	PASSING RENT	ERV
Ground Floor Retail	Jesmond Wine Company Limited	5-year lease from 1 st July 2026 expiring 30 th June 2031	Year 1-3 at £11,500 pa (£39.35 Zone A) Year 4-5 at £12,500 pa (£42.77 Zone A)	£13,000 pa £44.48 Zone A
First Floor Apartment	Professional occupiers	Rolling	£13,140 pa £1,095 pcm	£15,600 pa £1,300 pcm
Combined			£24,640 pa	£28,600 pa

We consider the property to have an estimated rental value (ERV) of £28,600 per annum, comprising £13,000 per annum from the ground floor retail unit, reflecting £44.48 Zone A, together with £15,600 per annum from the upper floor two-bedroom apartment based on a market rent of £1,300 per calendar month.



OFFERS SOUGHT

In excess of £425,000

Net initial yield 5.56%, potential reversionary to 6.45% after standard purchaser's costs

VAT

The property is not elected for VAT.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment through sole agent Bradley Hall — contact details below.



Harry Towers
BradleyHall

0191 232 8080

Harry.towers@bradleyhall.co.uk

ARRANGE A VIEWING

33-39 Grey Street, Newcastle, NE1 6EE · 0191 232 8080 · Newcastle@bradleyhall.co.uk · www.bradleyhall.co.uk

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