



FREEHOLD RETAIL & RESIDENTIAL INVESTMENT

In Newcastle City Centre



DELTA CAPITAL
Property Investment

**90-92 Clayton Street,
Newcastle upon Tyne, NE1 5PG**



INVESTMENT SUMMARY



- Newcastle city centre Freehold opportunity
- Located in the heart of Newcastle city centre
- Close to universities and prime city centre shops and amenities
- Comprising one ground floor retail unit and three 4-bed apartments
- Fully let with total passing rent of £76,490 per annum with pre-agreed increase to £81,572 pa next year
- Ground floor let to hot food takeaway restaurant t/a Dream Burger until 2048 (no breaks)
- Residential tenants are paying an average of only £86.53 pppw (25/26) and £94.67 pppw (26/27), providing excellent scope for future rental growth

We are instructed to seek offers in excess of £950,000 (Nine Hundred and Fifty Thousand Pounds) reflecting a net initial yield of 7.62% and a reversionary yield of 8.12% assuming standard purchasers costs of 5.69%

LOCATION



As the commercial hub of North East England, Newcastle upon Tyne enjoys a highly strategic position, located approximately 260 miles north of London, 100 miles south of Edinburgh, and 100 miles north of Leeds.



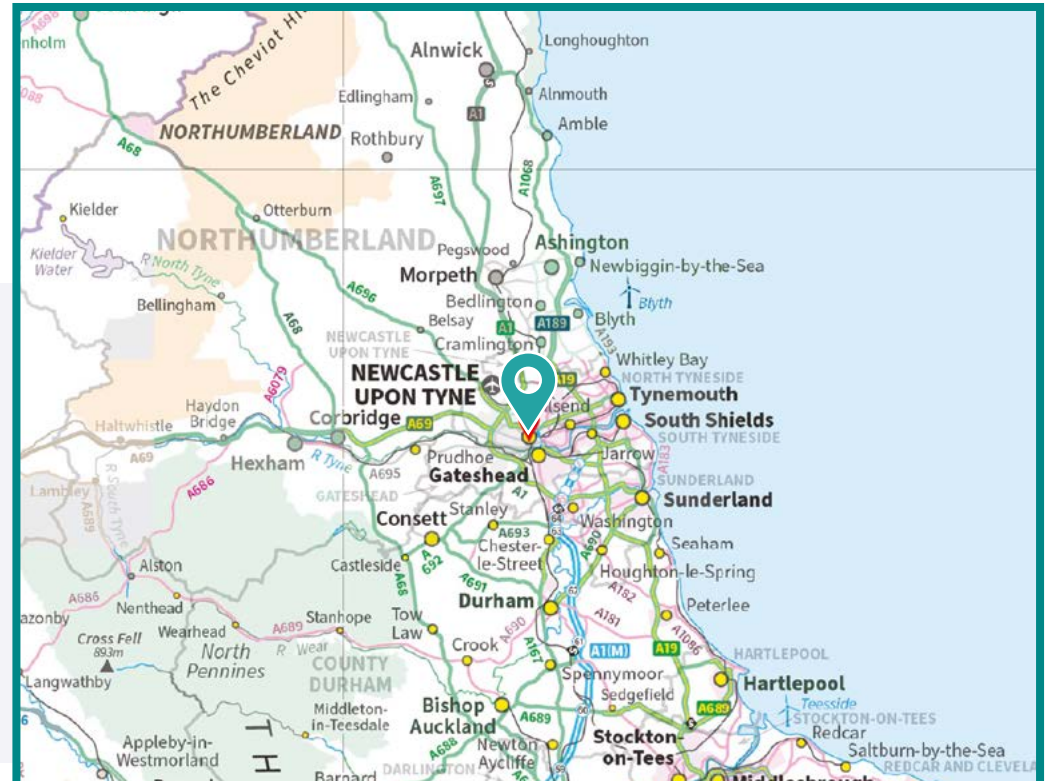
The property is only a short walk from Newcastle Central Railway Station, a key junction on the East Coast Main Line that provides regular, direct services connecting Edinburgh and London.



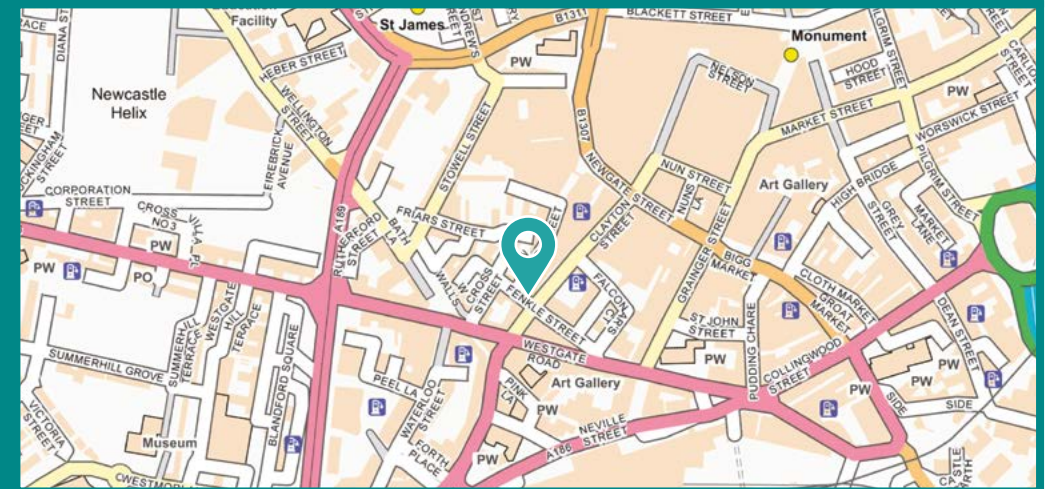
Furthermore, Newcastle International Airport is conveniently situated just 7 miles northwest of the city centre, offering daily flights to a wide selection of major domestic and European destinations.



Newcastle boasts the Metro System, which is England's only underground rail network outside of London. This comprehensive system features 60 stations across the North East, efficiently linking the city centre to areas like Sunderland, South Shields, and Newcastle Airport itself.



Academically, Newcastle is vibrant, supported by two major universities. Newcastle University, a prestigious Russell Group member, attracts around 18,000 students from over 100 countries. Northumbria University, with its centrally located campus, welcomes approximately 33,000 students from more than 125 nations. Both institutions have recently invested in campus expansion, significantly enriching the city's academic profile.



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SITUATION

The property enjoys a highly central location on Clayton Street, sitting prominently at the junction with Fenkle Street. This position places it directly opposite the modern Hotel Indigo and immediately adjacent to the vibrant Chinatown district, ensuring exposure to a diverse mix of commercial, leisure, and professional foot traffic.

It sits a short distance from NX Newcastle (formerly the O2 Academy), a significant entertainment destination. Monument and St James Metro Stations are the nearest major rail links, providing efficient transport across the region, while swift pedestrian access is also available to Newcastle Central Station. The property is only a short walk from key shopping destinations, including the main entrances to Eldon Square and The Gate.

Richer Sounds and Ladbroke's are located on adjacent corners, alongside national institutions, popular eateries, and service providers. The location benefits from a strong daily volume of pedestrian traffic, making it a prime spot for retail and business activity. With music venues, bars and nearby restaurants, the location is also a popular amongst students.



MAJOR REGENERATION UNDERWAY IN NEWCASTLE CITY CENTRE

A substantial program of major developments is currently reshaping Newcastle city centre. This significant investment is projected to drive a considerable increase in the daily working population, which is inevitably set to boost demand for city centre retail and leisure operators, and simultaneously heighten the need for residential accommodation.

HMRC Regional Hub (Pilgrim Quarter)

The anchor of the Pilgrim Quarter is a vast, modern office complex designated as the new regional centre for HM Revenue and Customs (HMRC). This facility is expected to house approximately 9,000 staff, making it the largest of HMRC's regional hubs. The building structure is advancing well, with handover for internal fit-out due towards the end of 2025. Staff are anticipated to begin moving in from 2027 under a long-term lease agreement.

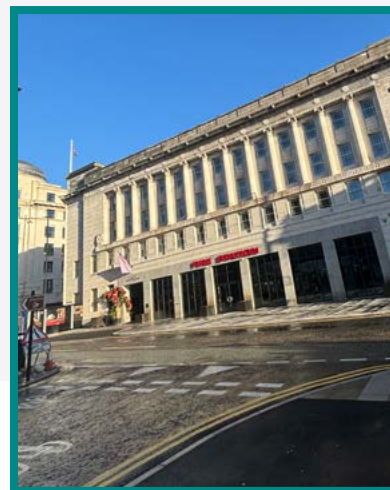
Pilgrim Place

This component of the development introduces two high-specification office buildings. Pilgrim Place 1, which offers substantial office capacity, has been secured by the Department for Work and Pensions (DWP) for a new Service and Support Centre, slated to open in 2027. The adjacent Pilgrim Place 2 provides further high-quality office opportunities for commercial tenants and will be complemented by a new public square.



Bank House

A prominent 14-storey tower, Bank House offers extensive high-quality office space and impressive city views. Completed as one of the earlier phases of the Pilgrim Street regeneration, it was reported to be substantially let by early 2025.



Pilgrim Street Fire Station

The historic Grade II listed former fire station is being sensitively redeveloped into a boutique hotel offering up to 60 bedrooms, complete with ground-floor food and beverage facilities.

DESCRIPTION



This Grade II Listed property comprises a prominent corner end terrace building arranged over basement, ground and three upper floors. The building dates from the Georgian period and is of brick construction behind an attractive stone façade.

The ground floor and basement space is arranged to provide a hot food takeaway restaurant trading as Dream Burger, whilst the upper floors are arranged to provide three 4-bedroom apartments.



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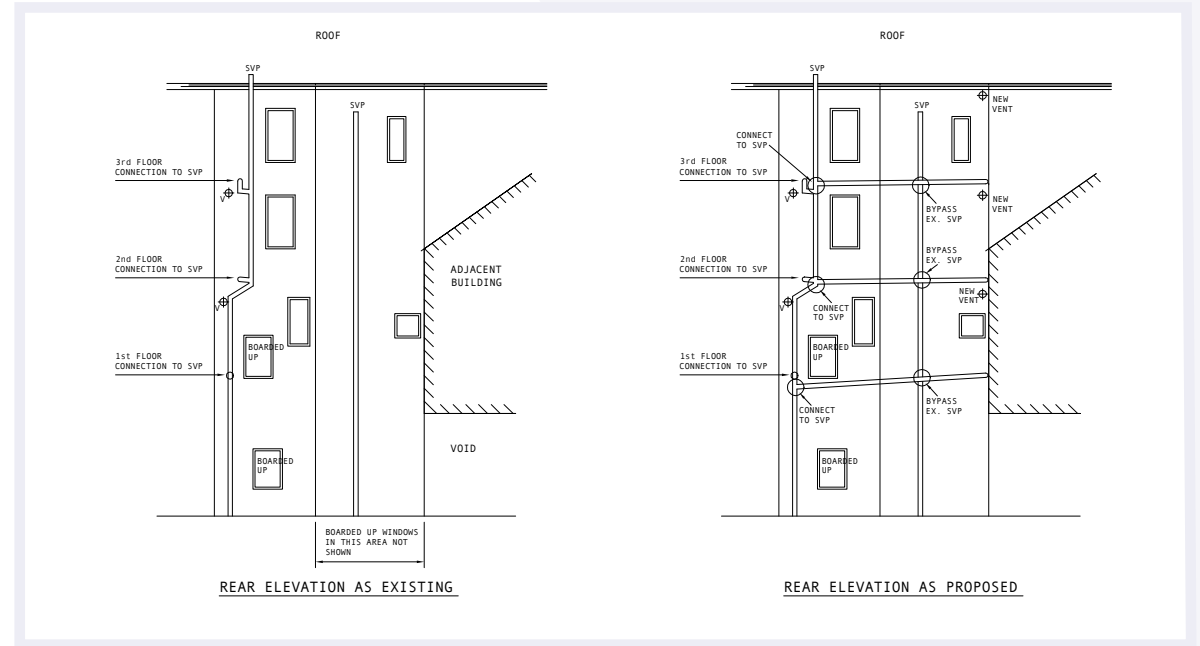
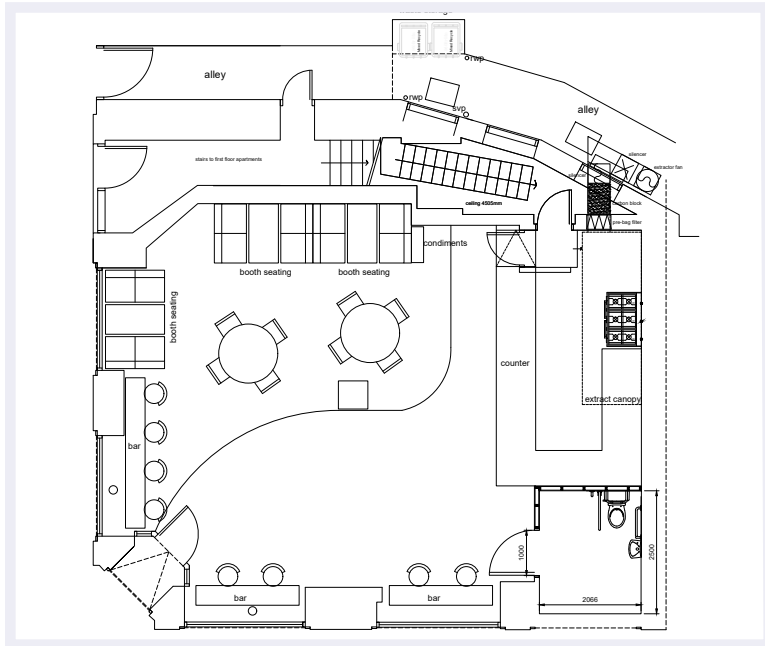
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TENANCY SCHEDULE & ACCOMMODATION

	25/26	26/27	Commencement	Expiry	Rent Reviews	Break	Number of beds	Floor	Floor Area (sq ft)
Dream Burger	£22,500	£22,500	Feb-23	Feb-48	21st February 2028 and 5 yearly thereafter	None	n/a	Ground	960
								Basement	125
1 Clayton Street	£18,423	£19,344					4	1st	828
2 Clayton Street	£17,264	£20,384					4	2nd	828
3 Clayton Street	£18,303	£19,344					4	3rd	1,227
Totals	£76,490	£81,572					12		3968



TENURE

The property is held freehold with title number: **TY97367**

VAT

We understand the property is elected to tax and we envisage the sale to be treated as a TOGC.

ENERGY PERFORMANCE CERTIFICATE

Unit	EPC Rating
Dream Burger	B
1 Clayton Street	D
2 Clayton Street	C
3 Clayton Street	B

CONTACT

For further information or to arrange a viewing please contact:

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

PROPOSAL

£950,000

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DECEMBER2025

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DESIGN



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