



PROMINENT MIXED USE INVESTMENT

Located in a popular
Jesmond location



DELTA CAPITAL
Property Investment

265-267
Jesmond Road,
Jesmond, Newcastle
upon Tyne, NE2 1LB



INVESTMENT SUMMARY



- Newcastle upon Tyne is the **commercial capital of the North East of England**.
- Newcastle is home to two **leading universities with over 50,000 students**: Newcastle University and Northumbria University.
- Jesmond is a **popular Newcastle suburb** positioned less than a mile to the north of Newcastle city centre.
- Jesmond is particularly **popular with students** due to its close proximity to Newcastle University.
- Prominent position within a **parade of established shops** on the north side of Jesmond Road, directly accessible from A1058 (Coast Road).
- **Jesmond Metro Station** is just a short 0.6-mile walk away.
- Rental income of **£38,580** per annum; **£16,500** commercial income plus **£22,080** residential income.
- Upwards only rent review in 2029 in ground floor commercial lease.
- Commercial lease includes personal guarantee and **£4,125** rent deposit.
- Apartment let at a very low rent of only **£106 pppw**.
- The upper floors comprise a separately accessed, spacious, 4-bed apartment.
- **Freehold**.

Offers sought in excess of £495,000 reflecting a net initial yield of 7.45% assuming purchasers costs of 4.68%



RICS

DELTA CAPITAL PROPERTY INVESTMENT | Tel.07968618948 | email.dc@deltacap.co.uk | deltacap.co.uk

LOCATION

Newcastle upon Tyne the commercial capital of the North East of England is situated approximately 300 miles north of London 100 miles south of Edinburgh and 100 miles north of Leeds.



The city benefits from excellent transportation links, including direct access to the A1(M) motorway (London to Edinburgh) and the A69 trunk road (connecting to Carlisle and Cumbria).



Beyond overground rail, Newcastle is served by the Tyne and Wear Metro, an underground rail network with 60 stations. This connects Newcastle city centre to wider areas such as Sunderland, South Shields, and Newcastle Airport.



The city is home to two leading universities, Newcastle University and Northumbria University, with a combined student population exceeding 50,000. According to the 2021 UK Census, Newcastle upon Tyne has a population of over 300,000. The wider Tyneside metropolitan area, encompassing Newcastle, Gateshead, North Tyneside, and South Tyneside, has a population of approximately 880,000.

Jesmond, a popular Newcastle suburb, is positioned less than a mile north of Newcastle city centre. This location offers convenient city access while maintaining a distinct character. The city centre is a comfortable walk away, or a quick 6-minute Metro journey. Jesmond is particularly popular with students due to its proximity to Newcastle University, contributing to the area's vibrancy. Professionals and families are also attracted to Jesmond for its well-regarded schools, established character, diverse shops, and green spaces.



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SITUATION

The property holds a prominent position on the north side of Jesmond Road, part of a busy commercial parade. This area is directly accessible from the A1058, a major arterial route connecting to Newcastle city centre and the coast. Jesmond Road is a popular retail destination, hosting various local businesses including hairdressers, estate agents, and independent shops. Jesmond Metro Station is 0.6 miles away, and numerous bus routes serve the immediate vicinity, offering excellent city-wide connectivity.

DESCRIPTION

The property comprises a ground floor retail unit within a three-storey, mid-terraced building of traditional brick construction with a pitched tiled roof. It features a traditional single-glazed shop front. Internally, there is a cleared retailing space with a rear staff kitchen and WC. The property has recently been fully refurbished by the vendor and was let in a high quality 'white box condition'.

The first and second floors comprise a spacious apartment with 4 double bedrooms, bathroom, kitchen / dining room, utility and WC.

To the rear, there is a small yard and external storage shed. The interior has been decorated to a high standard with new laminate floors, plastered and painted walls and ceilings, and spotlights.

The property operates as a House in Multiple Occupation. An HMO licence application has been submitted to Newcastle City Council and is currently being processed.



ACCOMMODATION

Floor areas have been provided by the vendor.

Unit	Description	Sq m	Sq ft
265 Jesmond Road	Ground floor	48.74	525
	ITZA	37.55	404
	First floor	56.9	612
	Second floor	52.6	566
TOTAL		158.24	1,703



267 Jesmond Road

First Floor

Living room: 4.64m x 3.65m (approx. 16.9 sqm / 182 sqft)
Kitchen/diner: 3.20m x 3.85m (approx. 12.3 sqm / 132 sqft)
Bedroom 1: 4.40m x 2.42m (approx. 10.6 sqm / 114 sqft)
Utility: 3.22m x 1.15m (approx. 3.7 sqm / 40 sqft)
Plus bathroom, landing and circulation

First Floor total = 56.9 sqm / 612 sqft)

Second Floor

Bedroom 2: 2.94m x 3.60m (approx. 10.6 sqm / 114 sqft)
Bedroom 3: 3.38m x 3.15m (approx. 10.6 sqm / 114 sqft)
Bedroom 4: 4.29m x 2.54m (approx. 10.9 sqm / 117 sqft)
Plus bathroom, landing and circulation

Second Floor total = 52.6 sqm / 566 sqft

TENANCY SCHEDULE

The property is let to Lean Cuisine Limited on a new 10 year lease from 20th December 2024 at the passing rent of £16,500 per annum, therefore expiring in December 2034 with tenant only breaks in December 2029 and December 2031 and an upwards only rent review in December 2029. The lease is held on internal repairing and insuring terms, subject to a schedule of condition.

There is also a £4,125 rental deposit and a personal guarantee from the director of Lean Cuisine Limited.

The four bed apartment is let on an AST at £106 per person per week calculating to a total gross rent of £22,080 per annum exclusive of bills.

TENURE

The property is held freehold.

VAT

The property is not VAT elected.

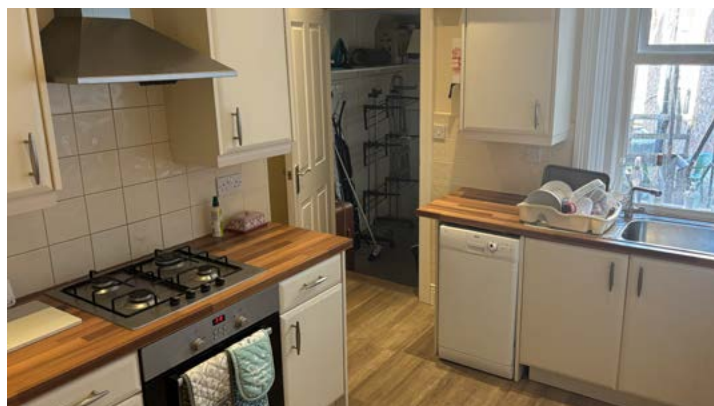
EPC

The property has an EPC rating of C.

PROPOSAL

£495,000

**Offers sought in excess of £495,000
reflecting a net initial yield of 7.45%
assuming purchasers costs of 4.68%**



CONTACT

For further information or to arrange an inspection please contact:

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Access to the data room can be provided on request.
Information as follows:

- Title
- Lease
- EPC

There are no unclaimed Capital Allowances available with the property.

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

These particulars shall not form part of any offer or contract and the seller makes no representations or warranties, express or implied, as to the condition of the property or the accuracy of any information provided in relation to the property. Any prospective purchaser is not to rely on any representation made in these particulars and must satisfy themselves as to the accuracy by their own investigation before entering into any contract.

AUG 2026

Brochure design by - emilynewelldesign@gmail.com

Emily Newell
DESIGN