

# DEAN & CO

ESTATE AGENTS

SALES - LETTING - AUCTIONS



## 45 Shields Road West

Byker, Newcastle Upon Tyne, NE6 1JN

£825,000



located on Shields Road West in the vibrant area of Byker, Newcastle Upon Tyne, the premises built between 1960 and 1969, boasts a mixed-use configuration that includes six well-appointed flats and five commercial shops.

Currently, the property enjoys a robust rent roll of approximately £85,000 per annum, with the potential for increased returns following upcoming rent reviews. This promising financial outlook suggests a commendable return on investment of around 10%, making it an attractive proposition for savvy investors seeking to expand their portfolio. All Lease information can be provided on proof of funds.

Fully let and strategically located close to Newcastle city centre, this property benefits from high foot traffic and excellent visibility, ensuring a steady stream of customers for the commercial units. The combination of residential and commercial spaces not only enhances the property's appeal but also provides a diverse income stream, further solidifying its status as a sound investment.

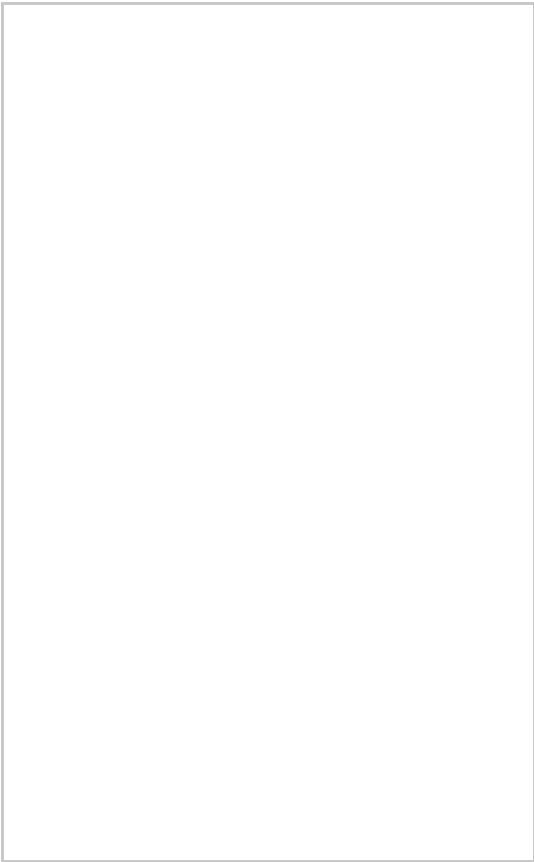
In summary, this mixed-use property on Shields Road West is a rare find in the Byker area, offering both immediate rental income and the potential for future growth. With its prime location and fully let status, it stands as a compelling choice for those looking to invest in a thriving community.



### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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