

Lot 37, 80 The Drive, Heworth, Gateshead,

Tyne & Wear NE10 0PL

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Property Information

Freehold Children's Nursery Investment

- Recently let to Top of the Tots Ltd
- Let on a new lease until June 2034 (subject to option)
- Prominent detached premises with significant main road frontage
- Potential change of use and residential development (subject to lease and consents)
- VAT-free investment

Lot

37

Auction

12th February 2026

Rent

£22,000 per Annum Exclusive

Status

Available

Sector

Nursery

Auction Venue

Live Streamed Auction

Location

Miles	5 miles south-east of Newcastle City Centre, 10 miles north west of Sunderland, 16 miles north of Durham
Roads	A184
Rail	Heworth Railway Station, Heworth Metro, Newcastle Railway Station
Air	Newcastle International Airport

Situation

The property is prominently situated on a main road in a predominantly residential area and benefits from being less than 200m from Heworth Railway Station.

Tenure

Freehold.

EPC

Band E.

Description

The property comprises a children's nursery arranged on the ground floor only with an entrance hall, lounge, reception office and play areas. The property benefits from car parking at the front for approximately 4 cars.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Nursery	286.00	(3,078)	TOP OF THE TOTS LTD (T/a Top Of The Tots Day Care)	10 years from and including 24/06/2024 (1)	£22,000	24/06/2029
Total		286.00	(3,078)			£22,000	

(1) The lease provides for a tenant option to determine on 24/06/2027, subject to six month's written notice.

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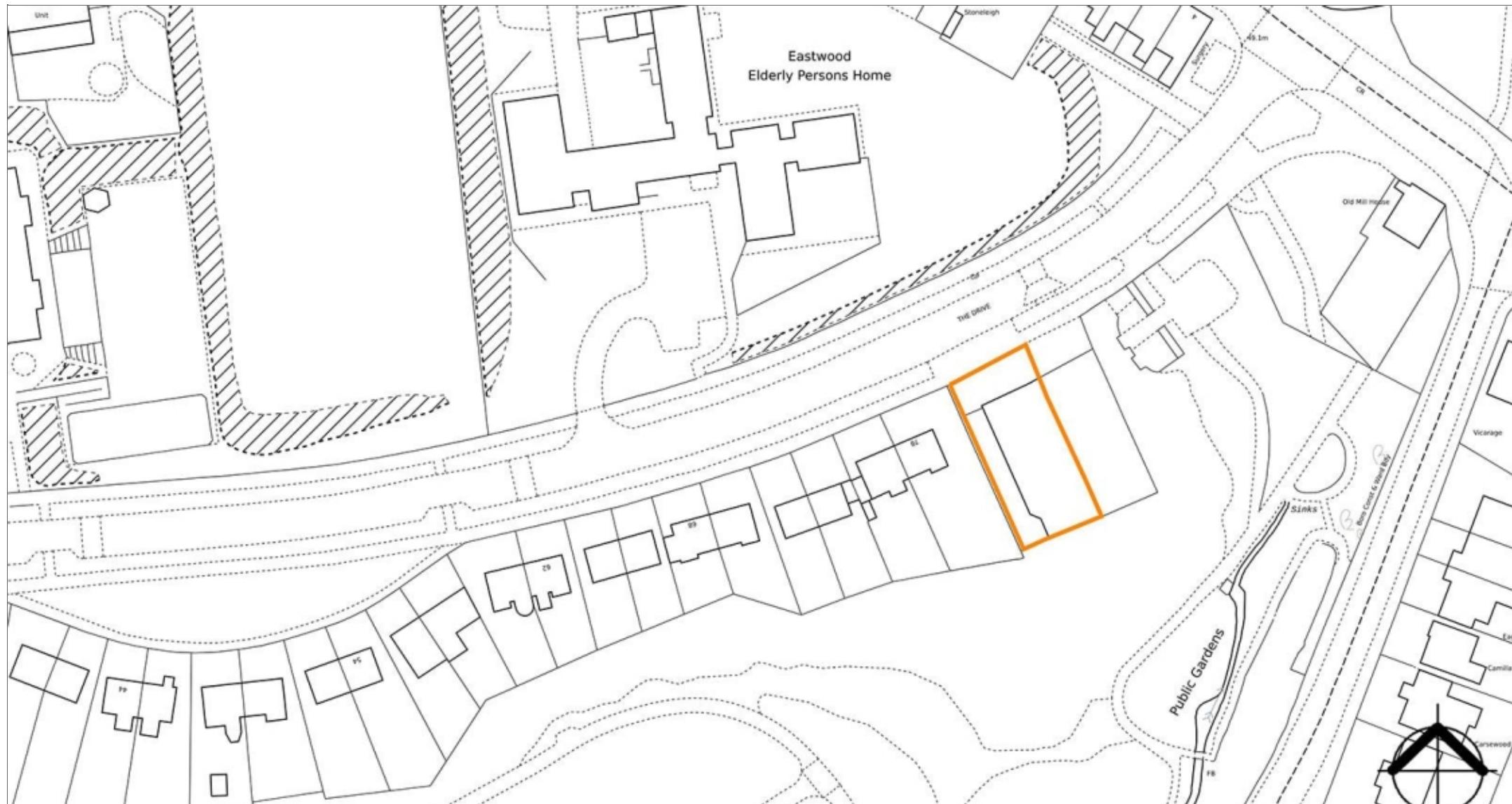
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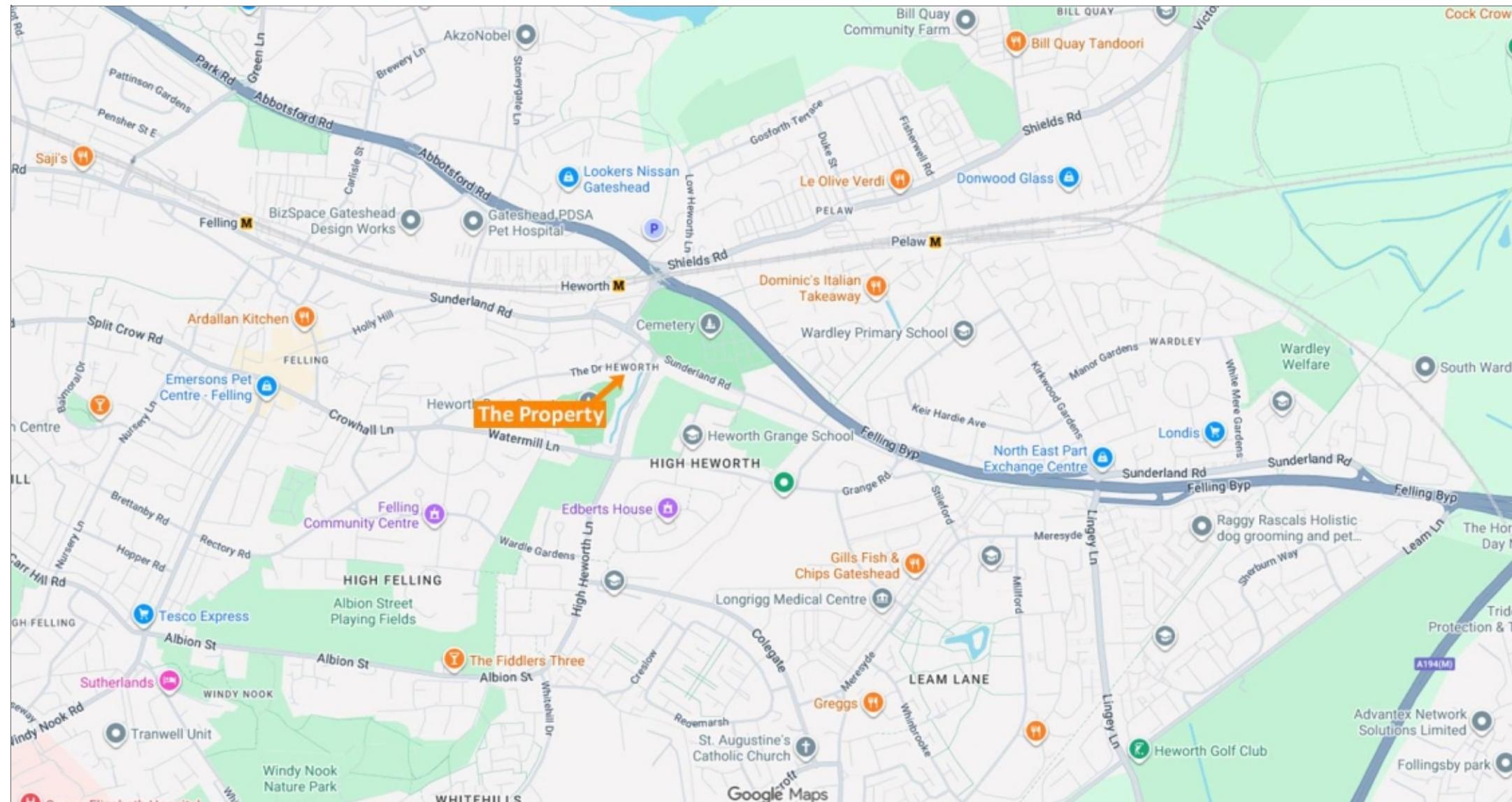


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2024