



**6 WEEK COMPLETION**

View opposite the Property

**SITUATION**

Occupying a prominent trading position opposite the main retail thoroughfare of Bedford Street with multiples such as **Lloyds Bank, Heron Foods, Pound Stretcher, Coral, BHF, Boots** as well as the Beacon Shopping Centre.

North Shields is located approximately 7 miles west of Newcastle-upon-Tyne city centre and benefits from good road links via the A19 which links to the A1.

**PROPERTY**

A corner building comprising a **Ground Floor Double Shop** with separate front access to **Self-Contained Offices** on the first floor.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 42'2" Return Frontage 21'2" Internal Width 41'8" Shop Depth 21'9" max Built Depth 46'0" Sales Area Approx 720 sq ft Store Area Approx 455 sq ft WC <b>Total Area Approx 1,175 sq ft</b>	<b>Age Concern Trust Corporation (See Tenant Profile)</b>	20 years from 9th September 1996	£17,500	FRI <b>Note: Heads of Terms have been agreed for a new 15 year lease at £15,000 p.a. with 5 Yearly Rent Reviews and a Tenant's Break at year 10. On completion of the new lease, the Landlord is to pay a £15,000 capital contribution.</b>
First Floor Offices	Not Inspected	Individual	999 years from 4th October 2013	Peppercorn	FRI
<b>TOTAL</b>				<b>£17,500</b>	

**TENANT PROFILE**

Age Concern Trust Corporation is a subsidiary of Age UK which was formed in 2009 by a merger between Age Concern and Help the Aged and which currently trades from 450 outlets (source www.ageuk.org.uk).

**£17,500 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**  
WGS Solicitors – Tel: 020 7723 1656  
Ref: J. Shapiro Esq – Email: js@wgs.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts