

6 WEEK COMPLETION



SITUATION

Located close to the junction with Saville Street West which houses multiples such as **Age UK**, **Ladbrokes** and **Motor World** and within close proximity of the **Beacon Shopping Centre** being just a short walk from North Shields Metro Station and serving the surrounding busy residential area. 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

Comprising a **Ground Floor Shop** with separate side access to **3 Self-Contained Flats** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 66 (Ground Floor Shop)	Gross Frontage 20'7" Internal Width 19'8" narrowing at rear to 14'2" Built Depth 53'10" 2 WC's	North East Council on Addictions	10 years from 2nd November 2005	£9,360	IRI Rent Review 2014 to higher of OMV or 3% compounded annually
Nos. 67/67A/67B (First and Second Floor)	3 Flats – Not inspected	Individual	999 years from September 2013	Peppercorn	FRI
TOTAL				£9,360	

£9,360 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

R Pearlman LLP – Tel: 020 7739 6100
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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