

Photograph taken October 2013

**NEW 15 YEAR LEASE TO AGE UK**

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**

**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 UK</b> (Charity having over 450 branches)	15 years from 24th June 2014 <b>(In occupation for approx 15 years)</b>	£15,000 (see Note)	FRI <b>Rent Reviews 2019 and 2024.</b> <b>Tenant's Break 2024</b> <b>Note: There is a 12 month rent free period from 24th June 2014 and the Vendor will make up this rent shortfall on completion.</b>
First Floor Offices	Not Inspected	Individual	999 years from 4th October 2013	Peppercorn	FRI
<b>TOTAL</b>				<b>£15,000</b>	

**FREEHOLD**

**£15,000 per annum**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

Axiom Stone – Tel: 020 8951 6989  
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.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