

4 WEEK COMPLETION



**SITUATION**

Located close to the junction with Polwarth Drive within this neighbourhood parade serving the residential area of Brunton Park, just north of Gosforth and close to Gosforth Park Racecourse. Occupiers in the parade include a Pharmacy, Post Office, Hairdresser and Veterinary Clinic. Gosforth lies approx. 4 miles north of Newcastle city centre with easy access to the A1 which in turn leads to the A1(M).

**PROPERTY**

No. 19 – A **Ground Floor Shop** used as a **Take-Away**.  
**Note: The Return frontage is not included within the Leasehold Title.**  
No. 29a – A **Self-Contained Office** on the first floor (situated above No. 29) and benefitting from separate front and rear access.

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

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 19 (Ground Floor Shop)	Gross Frontage 13'0" Shop Depth 26'6" Built Depth 46'6"	<b>M.J. Rahman</b> (Indian Take-Away)	20 years from 11th November 1991 (Holding over)	£3,400	FRI
No. 29a (First Floor Office)	Not inspected	<b>G.M. Mackie</b>	99 years from 25th March 2002	£50	FRI Rent rises by £25 every 25 years.
<b>Total</b>				<b>£3,450</b>	



**TENURE**

**Leasehold for a term of 2,000 years from 25th March 1988 at a peppercorn.**

**£3,450 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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

**VENDOR'S SOLICITORS**

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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