

6 WEEK COMPLETION



SITUATION

Located close to the junction with Saville Street West which houses multiples such as **Age UK, Ladbroke's** and **Asda** being within close proximity of the Beacon Shopping Centre 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 link via the A19 which links to the A1.

PROPERTY

Comprising **2 Ground Floor Shops** with separate front access in both Rudyerd Street and Stanley Street to **3 Self-Contained Flats** on two upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--|---|--|---|-------------------|---|
| No. 70 (Ground Floor Shop) | Gross Frontage 18'8" Internal Width 18'4" Shop Depth 17'4" Built Depth 37'7" WC | P. Ahmadiani (Pizza Takeaway) | 15 years from 2016 (see Note) | £8,400 | FRI Rent Reviews 5 yearly. In occupation since 2004. Note: New lease in solicitor's hands but not yet signed. |
| No. 71 (Ground Floor Shop) | Gross Frontage 16'7" Internal Width 15'8" Shop Depth 17'0" Built Depth 33'10" External WC | R. Ullah (Indian Takeaway) | 25 years from 5th July 2004 | £6,500 | FRI Rent Reviews 2016 and 3 yearly. |
| Nos. 71A Rudyerd Street & 39A & 39B Stanley Street (First and Second Floors) | 3 Flats - Not inspected | Individual | 999 years from September 2013 | Peppercorn | FRI |
| TOTAL | | | | £14,900 | |

£14,900 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

* 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