

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position in the heart of the town centre, close to the junction with Heaton Road, opposite **East End Library** and adjacent a **Lloyds Bank**. Other nearby multiples include **Ladbrokes, William Hill, The Co-op Funeral Care, Nobles Amusements, Cash Converters** and many others. Byker lies on the main A193 under 2 miles east of Newcastle-upon-Tyne and enjoying easy access to the A1.

PROPERTY

A mid terrace building comprising a **Large Ground Floor Double Shop** with internal and separate side access to **Ancillary/Store** on the first floor. The property benefits from the use of a rear service road for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

£22,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	49'0"
Internal Width	48'0"
Shop Depth	36'1"
Built Depth	54'1"
Area	Approx. 2,265 sq ft

First Floor

Ancillary/Store Area	Approx. 2,085 sq ft
Ladies & Gents WCs	

Total Area **Approx. 4,350 sq ft**

TENANCY

The entire property is let on a full repairing and insuring lease to **St. Oswald's Hospice Limited (having 26 branches)** for a term of 15 years from 18th August 2007 (**in occupation since 2003**) at a current rent of **£22,500 per annum** exclusive.

Rent Review 2017

VENDOR'S SOLICITORS
Nicholas & Co - Tel: 020 7323 4450
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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