

**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 **2 Ground Floor Shops** with separate front access and further access from 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 19'2" Internal Width 18'4" Shop Depth 17'4" Built Depth 37'7" WC	<b>P. Ahmadiani</b> (Pizza Takeaway)	10 years from 6th August 2004	£7,800	FRI <b>Rent Review 2013</b> (Outstanding – not yet actioned)
No. 71 (Ground Floor Shop)	Gross Frontage 16'7" Internal Width 15'8" Shop Depth 28'8" Built Depth 33'10" External WC	<b>R. Ullah</b> (Indian Takeaway)	25 years from 5th July 2004	£5,850 (see Note)	FRI <b>Rent Reviews 2016 and 3 yearly.</b> Note: The lease provides for a rent of £6,500 p.a., but the tenant currently benefits from a concessionary rent.
No. 71A & 39A & 39B Stanley Street (First and Second Floors)	3 Flats – Not inspected	Individual	999 years from September 2013	Peppercorn	FRI
<b>TOTAL</b>				<b>£13,650</b>	

**£13,650 per annum**

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

**VENDOR'S SOLICITORS**

R Pearlman LLP – Tel: 020 7739 6100  
Ref: D. Onnie Esq – Email: dro@rpandco.com

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