

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

Jay Vadher & Co - Tel: 020 8519 3000
Ref: R. Vadher - Email: rvadher@jayvadher.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