



### SITUATION

Occupying a prominent trading position opposite the main retail thoroughfare of Bedford Street nearby branches of **Lloyds Bank**, **Leeds Building Society**, **YMCA Gym**, **Ramsdens** and **Heron Foods** as well as the Beacon Shopping Centre.

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(M).

### PROPERTY

A corner building comprising a **Ground Floor Double Shop** with separate front access to a **Self-Contained Residential Upper Part** on the first floor.

VAT is NOT applicable to this Lot

### FREEHOLD

### TENANCIES & ACCOMMODATION



View opposite the property

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 42'2" Return Frontage 21'2" Internal Width 41'8" Shop Depth 21'9" (max) Built Depth 46'0" Sales Area Approx. 720 sq ft Store Area Approx. 455 sq ft <b>Total Area Approx. 1,175 sq ft</b> WC	<b>Age UK</b> (Charity having approx. 450 branches)	15 years from 4th June 2014 <b>(In occupation for approx. 23 years)</b>	£15,000	FRI <b>Rent Review and Tenant's Break 2024</b>
First Floor Residential Upper Part	Not inspected - believed to be 6 Studio Flats	Individual	999 years from 4th October 2013	Peppercorn	FRI
				<b>Total: £15,000</b>	

**£15,000** per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Elliott Greene**

### Vendor's Solicitors

Davis Gregory  
Tel: 01242 235 202 Ref: Simon Greener  
Email: spg@davisg.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**