



Tenure

Freehold.

Location

South Shields, with a population of approximately 83,000, is situated south of the River Tyne, some 11 miles east of Newcastle upon Tyne. Road communications are good with the A1300 connecting to the A194 and hence the A1 whilst the Metro provides frequent services to Newcastle City Centre.

The property is situated on the northern side of the pedestrianised King Street between its junctions with North Street and Salem Street. Occupiers close by include Burton, Vodafone (opposite), H Samuel, Santander, NatWest, The Carphone Warehouse, EE, New Look, Boots, JD Sports and Clarks.

Description

The property is arranged on ground and two upper floors to provide two ground floor shop units together with a self-contained first and second floor hairdressers which is accessed from the front between the two shop units.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
58	3 UK Retail Ltd (guaranteed by Superdrug Stores plc) (1)	Gross Frontage 5.80 m Net Frontage 4.65 m Shop & Built Depth 15.85 m Ground Floor 83.40 sq m	(19' 0") (15' 3") (52' 0") (898 sq ft)	10 years from 31.08.2007 Rent review in the 5th year FR & I plus service charge	£42,000 p.a. Reversion 2017
60	Peter Marsh Hairdressing Ltd (2)	First Floor 126.9 sq m Second Floor 112.5 sq m	(1,366 sq ft) (1,211 sq ft)	5 years from 30.10.2014 Tenant's option to break in the 3rd year FR & I subject to a schedule of condition plus service charge capped at £2,000	£6,000 p.a. (3) Rising to £8,000 p.a. in 2016 Reversion 2019
62	Grainger Games Ltd (4)	Gross Frontage 5.5 m Net Frontage 4.9 m Shop & Built Depth 18.15 m Ground Floor 84.40 sq m	(18' 0") (16' 1") (59' 6") (908 sq ft)	10 years from 24.03.2014 Rent review in the 5th year FR & I plus service charge	£30,000 p.a. Rent Review 2019

(1) www.three.co.uk

(2) Website Address: www.petermarshhairdressing.com

(3) The tenants have a 12 month rent free period expiring 29th October 2015. The Vendors will top up the rent from completion to 29th October 2015 so that the Buyer in effect receives £6,000 pa from completion.

(4) www.graingergames.co.uk

Grainger Games started in 1997 and now operate from over 70 stores throughout the north of England.

Total £78,000 p.a.

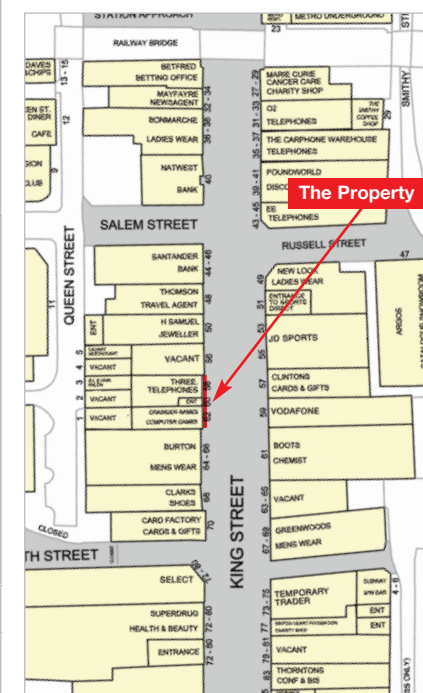
South Shields

58/62 King Street

Tyne & Wear

NE33 1HZ

- Freehold Town Centre Shop Investment
- Pedestrianised town centre position
- Tenants include 3 UK Retail Ltd
- No VAT applicable
- Total Current Rents Reserved
£78,000 pa (2)



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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