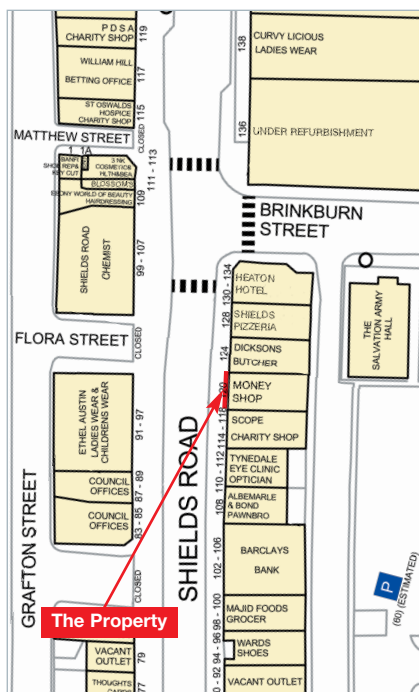


Byker **120 Shields Road** **Tyne & Wear** **NE6 1DS**

- **Freehold Shop Investment**
- Let to Instant Cash Loans Limited (t/a The Money Shop) on a lease expiring in 2020
- No VAT applicable
- Rent Review June 2015
- Current Rent Reserved
£20,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Byker (population approximately 12,000) is a suburb of Newcastle upon Tyne and is located approximately 2 miles east of the city centre. Byker is situated on the north side of the Tyne on the A193, with direct access to the A167(M). The A167(M) links with the A184 which provides access to the A1 north and south.

The property is situated in the centre of Byker on the southern side of Shields Road close to the junction with Brinkburn Street. There is a bus stop immediately in front of the property.

Occupiers close by include Barclays, Wilkinson, Boots, Scope and Albemarle & Bond.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.37 m	(24' 2")
Net Frontage	6.00 m	(19' 8")
Shop Depth	12.40 m	(40' 8")
Built Depth	15.40 m	(50' 6")
Ground Floor	80.4 sq m	(865 sq ft)
First Floor	11.7 sq m	(126 sq ft)
Total	92.1 sq m	(991 sq ft)

Tenancy

The entire property is at present let to INSTANT CASH LOANS LTD (t/a The Money Shop) for a term of 10 years from 4th June 2010 at a current rent of £20,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a photographic schedule of condition in relation to the upper floor.

Tenant Information

No. of Branches: 332.

Website Address: www.moneyshop.tv

For the year ended 30th June 2009, Instant Cash Loans Ltd reported a turnover of £81.533m, a pre-tax profit of £27.072m and a net worth of £13.616m. (Source: riskdisk.com 14.07.2010.)

VAT

VAT is not applicable to this lot.

Documents

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

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

Seller's Solicitor M Adams Esq, Mark Adams LLB. Tel: 0207 494 4441 e-mail: mark@markadamslb.com