

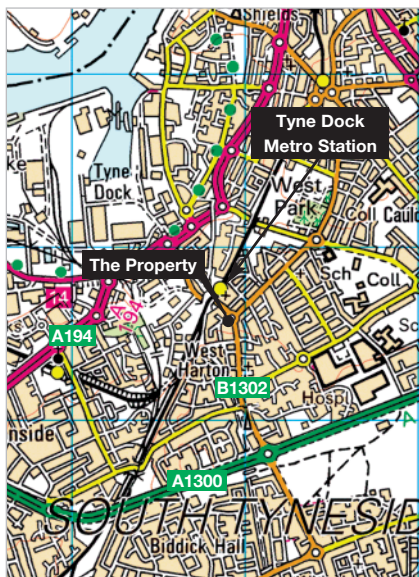
South Shields

Landreth House

10-18 Boldon Lane
Tyne & Wear
NE34 0AJ

- **Freehold Office Investment**
- Let to South Tyneside Council (not in occupation)
- Close proximity to Tyne Dock Metro Station and A194
- Potential future residential redevelopment (subject to obtaining all consents)
- Comprises 1,030 sq m (11,083 sq ft) of accommodation
- Reversion 2018
- Total Current Rents Reserved

£60,000 pa



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 town centre is undergoing significant redevelopment with the £100m South Shields 365 project. This will provide a new retail, leisure and cinema development, a new transport interchange and improved public realm.

The property is situated some 1.75 miles south-west of South Shields town centre, in a prominent corner position at the junction of Boldon Lane and Stanhope Road. The A194, which connects the town centre directly with the A19, is some 500m north, whilst Tyne Dock Metro Station is less than 200m to the north.

There is a Lidl supermarket opposite, whilst other occupiers close by include Ladbrokes, William Hill, Co-operative Funeralcare and Betfred.

Description

The property is arranged on basement, ground and two upper floors to provide a self-contained office building with parking for some 4 to 5 cars to the rear. The ground, first and second floors provide office accommodation, which the tenant has partitioned to provide individual offices. There is a kitchen on the first floor mezzanine and WCs on the first and second floors. The basement provides storage accommodation.

The property provides the following accommodation and dimensions:

Basement	166.80 sq m	(1,795 sq ft)
Ground Floor	310.35 sq m	(3,340 sq ft)
First Floor	257.90 sq m	(2,776 sq ft)
First Floor Mezzanine	20.50 sq m	(220 sq ft)
Second Floor	274.10 sq m	(2,951 sq ft)
Total	1,029.65 sq m	(11,083 sq ft)

Tenancy

The entire property is at present let to SOUTH TYNESIDE COUNCIL (not in occupation) for a term of 35 years from 10th January 1983 at a current rent of £60,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.southtyneside.gov.uk

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 279 South Shields**.

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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