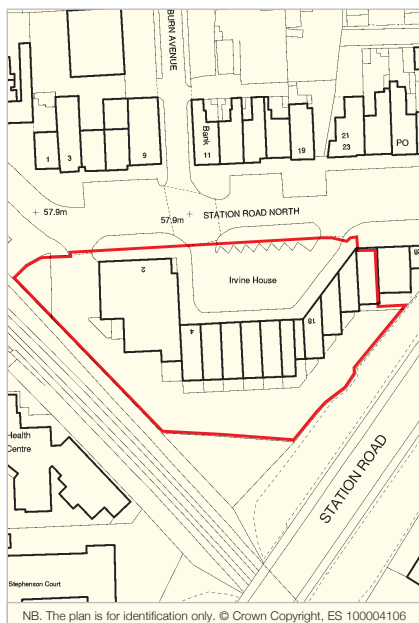


# Newcastle upon Tyne

## 2-24 Station Road North (Even Numbers) Forest Hall Tyne & Wear NE12 9AD

- **Freehold Shop, Leisure and Office Investment**
- Retail parade comprising a convenience store, ten shops, vacant offices and car parking
- Supermarket let to Sainsbury's Supermarkets Ltd on a lease expiring 2024
- Tenants include William Hill, Subway and Church of England Children's Society
- Includes 1,434.7 sq m (15,443 sq ft) vacant offices
- Total Current Rents Reserved  
**£181,575 pa**



### Tenure

Freehold.

### Location

Newcastle upon Tyne, located in the North East of England, has an urban area population of approximately 190,000. The A1 and A19 provide the main road links to the city. Newcastle International Airport is seven miles to the north-west of the city centre and provides international and domestic services. Sunderland and Middlesbrough are to the south-east of Newcastle, within 15 and 42 miles respectively. Carlisle is 58 miles to the west.

The property is situated in Forest Hall, a residential suburb some 2.5 miles north-east of the city, to the east of the A1, and served by the A189. The property lies on the south side of Station Road, close to the junction with Briar Edge.

Occupiers close by include Barclays, Greggs, Boots Chemist, Betfred, Nisa Local, The Post Office and a number of local retailers (all located on opposite parade).

### Description

The property is arranged on ground and two upper floors to provide a neighbourhood parade comprising convenience store, ten shop units and self-contained office accommodation. Externally the property benefits from 19 marked car parking spaces to the front, together with further parking and service areas to the rear.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.





Unit	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2 Station Road	Sainsbury's Supermarkets Ltd	Ground Floor	460.6 sq m	(4,958 sq ft)	A term of years from 20.06.1984 expiring 19.06.2024 Rent review every 5th year FR & I	£68,400 p.a.	Rent Review 2019
		First Floor	207.1 sq m	(2,229 sq ft)			
		Total	667.70 sq m	(7,187 sq ft)			
4 Station Road	William Hill Organization Limited	Ground Floor	76.5 sq m	(824 sq ft)	A term of years from 18.01.2005 expiring 17.01.2020 Rent review every 5th year FR & I	£14,925 p.a.	Reversion 2020
6 Station Road	Subway Realty Limited	Ground Floor	74.6 sq m	(803 sq ft)	A term of years from 13.11.2007 expiring 12.11.2022 Rent review every 5th year FR & I	£15,000 p.a.	Rent Review 2017
8 Station Road	St Oswalds Hospice Ltd	Ground Floor	72.3 sq m	(778 sq ft)	A term of years from 11.01.2014 expiring 10.01.2024 Rent review every 5th year Tenant break option 11.01.2019 FR & I	£12,500 p.a.	Rent Review 2019
		First Floor	7.2 sq m	(78 sq ft)			
10 Station Road	Vacant	Ground Floor	74.2 sq m	(799 sq ft)			
12 Station Road	Church of England's Children's Society	Ground Floor	70.8 sq m	(762 sq ft)	A term of years from 11.09.2013 expiring 10.09.2023 Rent review every 5th year Tenant break option 10.09.2018 FR & I	£12,000 p.a.	Rent Review 2018
14 Station Road	Vacant	Ground Floor	478.9 sq m	(5,155 sq ft)			
		First Floor	480.0 sq m	(5,167 sq ft)			
		Second Floor	475.8 sq m	(5,121 sq ft)			
		Office Total	1,434.7 sq m	(15,443 sq ft)			
16 Station Road	Mr BM Kadir (t/a Barber Shop)	Ground Floor	28.3 sq m	(305 sq ft)	A term of years from 18.09.2014 expiring 04.03.2023 FR & I	£5,000 p.a.	Reversion 2023
18 Station Road	Miss Layla Hakimbashi (t/a Anglo Pizza)	Ground Floor	61.9 sq m	(666 sq ft)	A term of years from 05.03.2013 expiring 04.03.2023 Rent review every 5th year FR & I	£15,000 p.a.	Rent Review 2018
		First Floor	24.9 sq m	(268 sq ft)			
20 Station Road	Easy Blinds Ltd (t/a A1 Blinds)	Ground Floor	63.3 sq m	(681 sq ft)	A term of years from 08.07.2013 expiring 07.07.2018 Tenant break option 08.07.2016 passed FR & I	£12,000 p.a.	Reversion 2018
		First Floor	27.9 sq m	(300 sq ft)			
22 Station Road	RMS Estate Agents Limited (t/a Rook Matthews Sayer)	Ground Floor	63.6 sq m	(685 sq ft)	A term of years from 24.03.2014 expiring 23.03.2019 FR & I	£11,750 p.a.	Reversion 2019
		First Floor	15.1 sq m	(163 sq ft)			
24 Station Road	North Eastern Estate Agents (t/a Mike Rogerson Estate Agents)	Ground Floor	73.3 sq m	(789 sq ft)	A term of years from 25.10.2011 expiring 24.10.2021 Rent review 25.10.2016 FR & I	£15,000 p.a.	Rent Review 25.10.2016
Substation					A term of years from 25.12.1967 expiring 24.12.2027 FR & I		

NB. Floor areas taken from www.voa.gov.uk

**Total £181,575 p.a.**