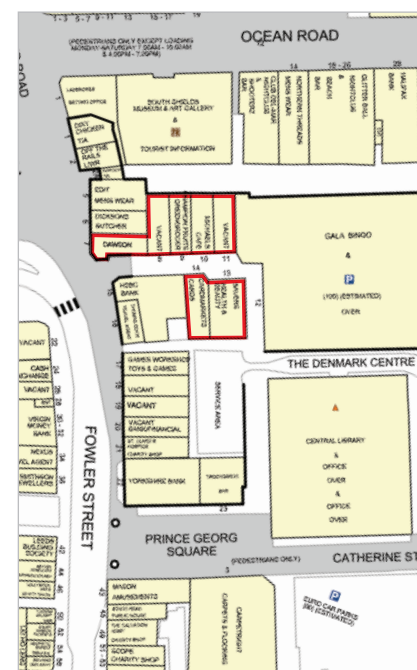


# South Shields Units 4B-9 Denmark Centre Tyne & Wear NE33 2LR

- **Leasehold Town Centre Shop Investment**
- Comprising 7 self-contained shops (one sold off on a long lease)
- Tenants include Savers Health & Beauty plc
- No VAT applicable
- Rent Review 2018
- Total Current Rents Reserved  
**£101,300 pa**  
**Plus vacant possession of Units 4C & 7**



Unit 4B



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Units 8 &amp; 9

Units 4C, 5, 6 &amp; 7

## Tenure

Leasehold. Held for a term of 125 years from 1st December 2005 (thus having some 115 years unexpired) at a peppercorn ground rent.

## 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 properties are situated in the town centre between Fowler Street and Anderson Street and form part of the Denmark Shopping Centre, where other occupiers include HSBC, Thomas Cook and Gala Bingo. Other occupiers close by include Virgin Money, Coral, Ladbrokes, Barclays Bank and Yorkshire Bank amongst many others.

## Description

The properties are arranged on ground and one upper floor to provide seven self-contained ground floor shops (one sold off on a long lease), with ancillary accommodation above.

## VAT

VAT is not 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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 4B (1)	P & A Wiltshire and P & L Chapple	Ground and First Floor	125 years (less 3 days) from 01.12.2005	Peppercorn	Reversion 2130
Unit 4C	Vacant	Ground Floor First Floor	79.80 sq m 41.55 sq m (859 sq ft) (447 sq ft)	—	—
Unit 5	S Tallack (t/a Champion Fruits)	Ground Floor First Floor	85.20 sq m 41.90 sq m (917 sq ft) (451 sq ft)	10 years from 13.01.2012 Rent review every 3rd year FR & I	£23,400 p.a. Rent Review 2018
Unit 6	C Smith (t/a Michael's Café)	Ground Floor First Floor	84.85 sq m 34.70 sq m (913 sq ft) (374 sq ft)	25 years from 26.03.2009 Rent review every 3rd year FR & I Tenant option to determine on 26.03.2019	£23,400 p.a. Rent Review 2018
Unit 7	Vacant	Ground Floor First Floor	78.85 sq m 36.70 sq m (849 sq ft) (395 sq ft)	—	—
Unit 8	Savers Health & Beauty plc (2)	Ground Floor First Floor	156.15 sq m 53.8 sq m (1,681 sq ft) (579 sq ft)	5 years from 28.09.2010 FR & I	£37,000 p.a. Holding over (3)
Unit 9	L Scarr (t/a Card Markets)	Ground Floor First Floor	107.80 sq m 48.10 sq m (1,160 sq ft) (518 sq ft)	25 years from 29.09.1983 Rent review every 5th year FR & I	£17,500 p.a. Holding over
		<b>Total (Excluding Unit 4B)</b>	<b>849.4 sq m (9,143 sq ft)</b>	<b>Total £101,300 p.a.</b>	

(1) We are advised by the Vendor that Unit 4B was sold on 18th December 2014 for £220,000.

(2) No. of Branches: 230. Website: [www.savers.co.uk](http://www.savers.co.uk)

(3) We are advised by the Vendor that the Tenant has applied for a new 5 year lease. Copy correspondence available in the legal pack.

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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