

# **Byker** **120 Shields Road** **Newcastle upon Tyne** **Tyne & Wear** **NE6 1DS**

- **Freehold Shop Investment**
- Let on a new 5 year lease
- Comprising 92.1 sq m (991 sq ft)
- Well located close to Boots the Chemist and Wilko
- No VAT applicable
- Current Rent Reserved  
**£9,000 pa<sup>(1)</sup>**



## **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 located 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 Boots the Chemist, Wilko, Subway, Royal Mail Sorting Office (opposite), Barclays, Premier, William Hill, Betfred, Scope (adjacent) and BrightHouse, amongst many others.

## **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:

<b>Gross Frontage</b>	<b>7.37 m</b>	<b>(24' 2")</b>
<b>Net Frontage</b>	<b>6.00 m</b>	<b>(19' 8")</b>
<b>Shop Depth</b>	<b>12.40 m</b>	<b>(40' 8")</b>
<b>Built Depth</b>	<b>15.40 m</b>	<b>(50' 6")</b>

<b>Ground Floor</b>	<b>80.40 sq m</b>	<b>(865 sq ft)</b>
<b>First Floor</b>	<b>11.70 sq m</b>	<b>(126 sq ft)</b>
<b>Total</b>	<b>92.10 sq m</b>	<b>(991 sq ft)</b>

## **Tenancy**

The entire property is at present let to MR PABLO LAVEZZI (t/a Lviv Mini Market) for a term of 5 years from 23rd February 2018 at a current rent of £9,000 per annum (1). The lease contains full repairing and insuring covenants.

(1) The tenant benefits from a five month rent free period, the remainder of which the vendor will top up on completion by way of reduction in the purchase price.

A three month rental deposit is held.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

EPC Rating 59 Band C (Copy available on website).

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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