

Jarrow

Unit 1 Tyne Point Industrial Estate

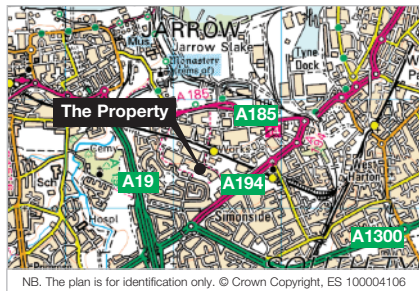
Shaftesbury Avenue

Tyne & Wear

NE32 3UP

- **Freehold Industrial Investment**
 - Entirely let to NBI Kitchens & Bedrooms Ltd on a lease expiring in 2023
 - Located within an established industrial estate, close to the A19
 - Rent Review 2018
 - Current Rent Reserved
- £25,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Jarrow forms part of the extensive Tyne & Wear conurbation and is situated on the south side of the Tyne adjacent to the A19, about 9 miles east of Newcastle-upon-Tyne.

The property is situated on the south side of Shaftesbury Avenue within the established Tyne Point Industrial Estate. Shaftesbury Avenue links with the A194, which in turn connects with the A19, a short distance from the property. Occupiers nearby include Biffa, Tesco and McDonald's, as well as a wide range of local occupiers.

Description

The property is arranged on the ground floor only to provide an industrial unit with integral showroom accommodation and a total of 793.85 sq m (8,545 sq ft). Externally the property benefits from its own service yard.

NB: Not inspected by Allsop. Area provided by the Vendor.

Tenancy

The entire property is at present let to NBI KITCHENS AND BEDROOMS LTD for a term of 10 years from 23rd July 2013 at a current rent of £25,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

NBI Kitchens & Bedrooms Ltd are a family run business, which has been established for over 22 years. Website Address: www.nbikitchens.co.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 96 Band D (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

Seller's Solicitor Anju Suneja, Maclay Murray & Spens LLP. Tel: 0330 222 1981 e-mail: anju.suneja@mms.co.uk