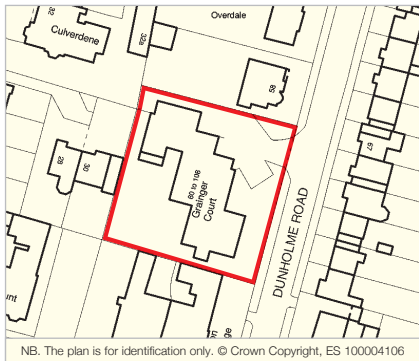


Newcastle upon Tyne

Grainger Court, Dunholme Road, Tyne & Wear NE4 6XE

- A Freehold Purpose Built Block internally arranged to provide Twenty-Seven Self-Contained Flats
- 19 x Studio, 6 x One Bedroom, 1 x Two Bedroom, 1 x Three Bedroom Flat
- 26 Flats subject to Assured Shorthold Tenancies
- One Flat Vacant
- Car Parking for Ten Cars
- Total Current Rent Reserved **£135,720 per annum (equivalent) from 26 flats with one flat vacant**



To View

The property will be open for viewing every Tuesday and Friday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Savage Silk LLP (Ref: SP).
Tel: 0345 209 4705.
Email: satpal.pandal@savagesilk.co.uk

INVESTMENT/PART VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on Dunholme Road, to the south of its junction with Westgate Road (A186). A range of local shops and amenities is available nearby, with a more extensive variety of shops, restaurants and bars being accessible in Newcastle city centre to the east. Rail services run from Newcastle Central Station approximately 1.9 miles to the east. The A186 provides access to the A1. Newcastle University is to the east.



Description

The property comprises a detached purpose built block arranged over ground and two upper floors. Internally the property is arranged to provide 27 self-contained flats. The property benefits from car parking for ten cars.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Flat	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.	Current Rent £ p.a.
60	Studio Flat	Assured Shorthold Tenancy for a term from 26th January 2018	£395 p.c.m	£4,740 p.a.
62	Studio Flat	Assured Shorthold Tenancy for a term from 12th September 2012 (holding over)	£400 p.c.m	£4,800 p.a.
64	One Bedroom Flat	Assured Shorthold Tenancy for a term from 1st October 2013 (holding over)	£450 p.c.m	£5,400 p.a.
66	Studio Flat	Assured Shorthold Tenancy for a term from 25th July 2017 (holding over)	£400 p.c.m	£4,800 p.a.
68	Studio Flat	Assured Shorthold Tenancy for a term from 8th September 2013 (holding over)	£435 p.c.m	£5,220 p.a.
70	Studio Flat	Assured Shorthold Tenancy for a term from 1st September 2017 (holding over)	£400 p.c.m	£4,800 p.a.
72	One Bedroom Flat	Assured Shorthold Tenancy for a term from 26th January 2018	£450 p.c.m	£5,400 p.a.
74	Studio Flat	Assured Shorthold Tenancy for a term from 1st May 2013 (holding over)	£400 p.c.m	£4,800 p.a.
76	One Bedroom Flat	Assured Shorthold Tenancy for a term from 8th May 2018	£400 p.c.m	£4,800 p.a.
78	Studio Flat	Assured Shorthold Tenancy for a term from 10th September 2012 (holding over)	£400 p.c.m	£4,800 p.a.
80	Studio Flat	Assured Shorthold Tenancy for a term from 7th June 2017 (holding over)	£450 p.c.m	£5,400 p.a.
82	One Bedroom Flat	Assured Shorthold Tenancy for a term from 22nd December 2017	£450 p.c.m	£5,400 p.a.
84	Studio Flat	Assured Shorthold Tenancy for a term from 29th September 2017	£400 p.c.m	£4,800 p.a.
86	Studio Flat	Assured Shorthold Tenancy for a term from 12th May 2017 (holding over)	£400 p.c.m	£4,800 p.a.
88	Studio Flat	Assured Shorthold Tenancy for a term from 12th October 2017	£400 p.c.m	£4,800 p.a.
90	Studio Flat	Assured Shorthold Tenancy for a term from 9th July 2018	£400 p.c.m	£4,800 p.a.
92	Three Bedroom Flat	Assured Shorthold Tenancy for a term from 22nd August 2012 (holding over)	£510 p.c.m	£6,120 p.a.
94	Studio Flat	Assured Shorthold Tenancy for a term from 25th November 2016 (holding over)	£400 p.c.m	£4,800 p.a.
96	Studio Flat	Assured Shorthold Tenancy for a term from 1st May 2015 (holding over)	£400 p.c.m	£4,800 p.a.
98	One Bedroom Flat	Assured Shorthold Tenancy for a term from 2nd April 2013 (holding over)	£475 p.c.m	£5,700 p.a.
100	Studio Flat	Assured Shorthold Tenancy for a term from 6th August 2012 (holding over)	£300 p.c.m	£3,600 p.a.
102	Studio Flat	Assured Shorthold Tenancy for a term from 1st September 2012 (holding over)	£435 p.c.m	£5,220 p.a.
104	Studio Flat	Assured Shorthold Tenancy for a term from 1st September 2014 (holding over)	£435 p.c.m	£5,220 p.a.
106	One Bedroom Flat	Assured Shorthold Tenancy for a term from 1st July 2016 (holding over)	£450 p.c.m	£5,400 p.a.
108	Studio Flat	Assured Shorthold Tenancy for a term from 1st August 2018	£425 p.c.m	£5,100 p.a.
The Lounge (60A Grainger)	Two Bedroom Flat	Assured Shorthold Tenancy for a term from 29th November 2012	£650 p.c.m	£7,800 p.a.
The Studio (60B Grainger)	Studio Flat	Assured Shorthold Tenancy for a term from 20th August 2012	£200 p.c.m	£2,400 p.a.
			Total	£135,720 pa

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot Price.

