

Newcastle-upon-Tyne

Wingrove House Ponteland Road NE5 3AJ

- **Prominent Freehold Retail and Office Investment**
- **Comprising a total of 3,114.9 sq m (33,529 sq ft)**
- **Tenants include Ladbrokes and Domino's Pizza**
- **Fronting the A167 and adjacent to a KFC Drive-Thru**
- **Active Management opportunities**
- **Site area 0.25 hectares (0.63 acres)**
- **Total Current Gross Rents Reserved**

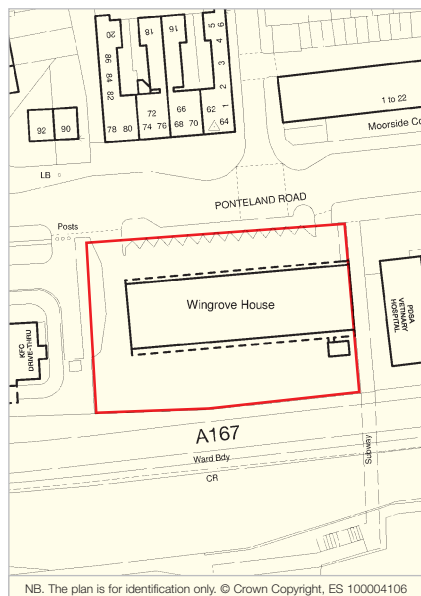
£172,197 pa
(refer to footnotes)
Plus Vacant Possession
of 1,262.4 sq m
(13,589 sq ft)

**On the Instructions of
LPA Receivers**

Asset Managed by



**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Newcastle upon Tyne is located in the North-East of England and has an urban area population of some 190,000. Newcastle is principally accessed via the A1 and A19. Tyneside Airport, 7 miles north-west of the city centre, provides international and domestic services. Sunderland is located 14 miles to the south-east, South Shields 14 miles to the east and Carlisle 58 miles to the west. The property is situated within a predominantly residential area adjacent to the A167, the main route between the city centre (2 miles to the east), and the A1 (1 mile to the west). Occupiers close by include a KFC Drive-thru (adjacent), Morrisons, a PDSA veterinary hospital and a range of local traders.

Description

The property occupies a site of 0.25 hectares (0.63 acres) and is arranged on ground and four upper floors to provide a parade of ten ground floor shops (some of which interconnect) with four floors of offices above. Internally the property benefits from a six person passenger lift serving ground to third floors. Externally the property benefits from parking for approximately 55 cars.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificates

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a. (1)	Next Review/ Reversion
Ground Floor					
1/4	Provident Financial Management Services Limited	276.75 sq m (2,979 sq ft)	5 years from 17.09.2011	£25,400 p.a.	Reversion 2016
5/6	Vacant	135.36 sq m (1,457 sq ft)			Under offer (2)
7/8	DP Realty Limited (t/a Domino's Pizza)	136.75 sq m (1,472 sq ft)	20 years from 23.09.2004	£9,000 p.a.	Rent Review 23.09.2014
9	Ladbrokes Betting & Gaming Limited (t/a Ladbrokes)	68.28 sq m (735 sq ft)	15 years from 26.12.2008. Break option on 25.12.2018	£5,500 p.a.	Rent Review 26.12.2013
10	Gordon Cherry	67.82 sq m (730 sq ft)	3 years from 01.02.2006	£10 p.a.	Holding over
First Floor					
111	Insignia Security Limited (t/a Insignia Security)	23.60 sq m (254 sq ft)	1 year from 25.04.2011	£2,675 p.a.	Holding over
113 (West)	Neil Davies (t/a AImS)	35.30 sq m (380 sq ft)	1 year from 06.02.2013	£3,000 p.a.	Reversion 2014
104	Right Trak Limited (t/a Right Trak)	37.25 sq m (401 sq ft)	1 year Licence from 06.09.2010	£3,360 p.a.	Holding over
105	VGC Group	22.11 sq m (238 sq ft)	1 year from 01.12.2012	£2,640 p.a.	Reversion 2013
106/108	TW Productions Limited (t/a TW Productions)	82.40 sq m (887 sq ft)	3 years from 20.07.2010	£10,500 p.a.	Holding over
Part First (West)	Allied Healthcare Group Limited (t/a Allied Healthcare)	150.59 sq m (1,621 sq ft)	5 years from 01.12.2007	£20,400 p.a.	Holding over
East Suites 1 & 2	Custom International Sourcing Limited (t/a Custom International Sourcing)	61.87 sq m (666 sq ft)	1 year Licence from 05.01.2012	£9,204 p.a.	Holding over
East Suite 3	Naomi Harling (t/a Chillout Time Childcare)	11.52 sq m (124 sq ft)	6 months from 01.10.2010	£1,812 p.a.	Holding over
East Suites 4, 5 & 6	Vacant	166.5 sq m (1,792 sq ft)	—	—	Suite 5 under offer (3)
East Suite 7	Hillstar Building Management Limited (t/a Hillstar Building Management)	20.90 sq m (225 sq ft)	1 year Licence from 09.01.2012	£2,064 p.a.	Holding over
Second Floor					
209/213 (East)	Care Vision at Home Limited (t/a Care Vision at Home)	352.00 sq m (3,789 sq ft)	3 years from 03.05.2013. Break option on 03.05.2014	£15,938 p.a.	Reversion 2016
203/204A-B	Vacant	114.17 sq m (1,229 sq ft)			—
Part Second (West)	Wellwork Limited (t/a Wellwork)	133.50 sq m (1,437 sq ft)	10 years from 10.02.2004	£12,000 p.a.	Reversion 2014 (4)
Suites 205 & 206	Vacant	141.7 sq m (1,525 sq ft)	—	—	—
Third Floor					
301A, 301B, 302, 307, 310, 311, 312/313 & 316	Vacant (5)	238.5 sq m (2,567 sq ft)	—	—	—
301C	Olalekan Aladesanmi (t/a Adtek) (5)	17.37 sq m (187 sq ft)	1 year Licence from 01.06.2012	£1,990 p.a.	Holding over
303/304	Clare Robson (t/a Prima Academy)	32.89 sq m (354 sq ft)	3 years from 17.05.2013. Break option on 17.05.2014	£2,340 p.a.	Reversion 2014
305/306	Guardian Homecare Limited (t/a Guardian Homecare)	78.31 sq m (843 sq ft)	2 years from 01.01.2006	£8,679 p.a.	Holding over
307A/307B	Guardian Homecare Limited (t/a Guardian Homecare)	45.43 sq m (489 sq ft)	3 years from 01.08.2008	£4,500 p.a.	Holding over
308	Victoria Beattie (t/a Kalmer Counselling Services)	73.58 sq m (792 sq ft)	1 year from 15.04.2013	£5,760 p.a.	Reversion 2014
309A-C	A One Connections Limited	71.44 sq m (769 sq ft)	1 year from 29.04.2013	£3,000 p.a.	Reversion 2014
314	Extreme Information Limited (t/a Extreme Information)	34.56 sq m (372 sq ft)	3 years from 18.08.2010	£7,875 p.a.	Holding over
315	Boardroom	—	—	—	—
Fourth Floor					
401, 402A-C, 403, 404, 405/406, 407, 408A-B, 409, 410A-B, 410C	Vacant	466.3 sq m (5,019 sq ft)	—	—	—
411	Telefonica UK Limited (t/a O ₂)	17.93 sq m (193 sq ft)	8 years from 05.01.2004	£0 p.a.	Holding over
Roof					
Mast Aerial 1	Wildcard UK Limited		5 years from 01.04.2011	£750 p.a.	Reversion 2016
Mast Aerial 2	Telefonica UK Limited (t/a O ₂)		10 years from 21.02.2002	£13,800 p.a.	Holding over (6)
Advertising	Vacant (7)		—	—	—

Total 3,114.9 sq m (33,529 sq ft)

Total £172,197 p.a.
(refer to footnotes)

- (1) The majority of the rents received are inclusive of service charge.
 (2) A 10 year lease has been agreed subject to contract with Newcastle Parts Centre Limited at £11,000 p.a.
 (3) A 3 year lease has been agreed subject to contract at £2,500 p.a. rising to £3,000 p.a. from year 2.
 (4) Tenant has served notice to quit.
 (5) Suite 307 (275 sq ft) is under offer to Adtek Limited at £2,350 per annum subject to contract. Their intention is to vacate Suite 301C.
 (6) A new 10 year lease has been agreed subject to contract at £13,800 p.a.
 (7) Subject to planning a new 10 year lease at £9,000 p.a. to Premiere Outdoor Limited has been agreed with an equivalent 2.5% increase at the 5th year.

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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