

# Newcastle Upon Tyne

48/74 (Even)  
Downend Road  
Westerhope  
Tyne & Wear  
NE5 5NH

- Freehold Retail Parade and Residential Investment
- Comprising an unbroken parade of 11 shops and 6 flats
- VAT not applicable
- Asset management potential
- Rent Review and Reversions from 2014
- Total Current Rents Reserved

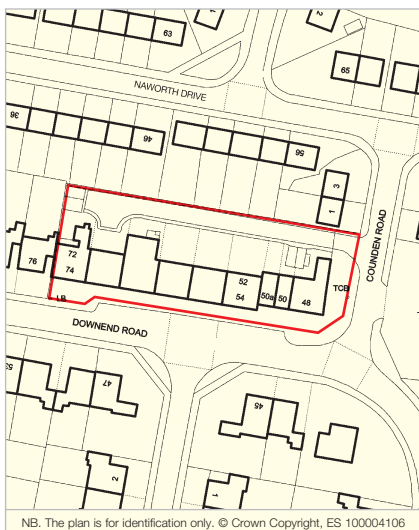
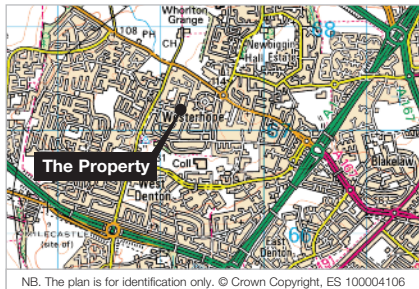
**£91,900 pa**

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. Westerhope is a suburb of Newcastle located some 4.5 miles north-west of the city centre and easily accessible from both the A1 and A69. The property is situated within a densely populated residential area on the northern side of Downend Road, opposite its junction with Brendale Avenue. Denton Park Shopping Centre is located a short distance to the south, off West Denton Way.

## Description

The property is arranged on ground and one upper floor to provide an unbroken parade of 11 shop units, some of which are double units. The first floor provides 6 self-contained flats which are accessed from the front. The property benefits from a rear access lane from Counden Road and three garages.

## VAT

VAT is not applicable to this lot.

## Asset Management

The property may have potential for further residential development subject to the existing leases and obtaining all the relevant consents. All enquires should be referred to: Newcastle City Council.

Website: [www.newcastle.gov.uk](http://www.newcastle.gov.uk).

Tel: 0191 278 7878.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see 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** D Hamer Esq, DWF LLP. Tel: 0161 603 5000 e-mail: [darren.hamer@dwf.co.uk](mailto:darren.hamer@dwf.co.uk)





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
48/48A	Blythman & Partners Limited (Veterinary Practice)	Ground Floor Two Garages	76.25 sq m (821 sq ft)	15 years from 15.07.1999	£10,400 p.a. Reversion 2014
50	Kenneth Thomas and J Taylor (Barber)	Ground Floor Garage	27.00 sq m (290 sq ft)	A term of years from 25.10.2013 expiring 08.03.2018 (1)	£5,200 p.a. Reversion 2018
50A	Mrs Young & Ms Lumsden (Pet Grooming Salon)	Ground Floor	31.75 sq m (342 sq ft)	10 years from 08.06.2007 Rent review every fifth year	£5,200 p.a. Reversion 2017
52	Susan Smith (Hairdresser)	Ground Floor	26.25 sq m (283 sq ft)	10 years from 25.05.2007 Rent review every 5th year	£5,200 p.a. Reversion 2017
52A	Shauna Connelly & Sean Connelly (Pet Shop)	Ground Floor	26.50 sq m (285 sq ft)	5 years from 10.04.2013 (2)	£5,200 p.a. Reversion 2018
56/58	For Sang Lui (Chinese Takeaway)	Ground Floor First Floor – 2 Bed Flat	81.00 sq m (873 sq ft)	18 years from 20.10.2007 Rent review every 3rd year	£10,000 p.a. Rent Review 2016
58A	Nicola Raine (Beauty Salon)	Ground Floor	26.75 sq m (289 sq ft)	2 years from 29.05.2012	£5,200 p.a. Reversion 2014
60/62	Harjivan Singh Samra (Newsagent)	Ground Floor First Floor – 2 Bed Flat	141.50 sq m (1,523 sq ft)	22 years from 20.10.1992	£7,500 p.a. Reversion 2014
66	Harjivan Singh Samra (Minimarket)	Ground Floor	73.75 sq m (794 sq ft)	15 years from 19.06.2009 (3) Rent review every 5th year	£10,000 p.a. Rent Review 2014
68	Margaret Ellen Dorward (Florist)	Ground Floor	57.75 sq m (622 sq ft)	3 years from 25.03.2011 (4)	£8,500 p.a. Reversion 2014 (4)
74	Vacant (5)	Ground Floor	73.50 sq m (791 sq ft)		
Flat 54A	An Individual	First Floor – 2 Bed Flat	Assured Shorthold Tenancy for 1 year from 01.08.2013 6 month break clause	£5,100 p.a.	Reversion 2014
Flat 64	An Individual	First Floor – 2 Bed Flat	Assured Shorthold Tenancy for 1 year from 12.11.2013	£4,800 p.a.	Reversion 2014
Flat 70	An Individual	First Floor – 2 Bed Flat	Assured Shorthold Tenancy for 6 months from 24.04.2012	£4,800 p.a.	Holding Over
Flat 72	Two Individuals	First Floor – 2 Bed Flat	Assured Shorthold Tenancy for 1 year from 15.01.2014	£4,800 p.a.	Reversion 2015

- (1) There is a tenant break option on 08.03.2015 on serving 6 months' notice.  
(2) There is a tenant break option on 10.04.2014 on serving 3 months' notice.  
(3) There is a tenant break option on 19.06.2014 on serving 3 months' notice.  
(4) Terms are being negotiated for a new lease. See legal pack.  
(5) Unit 74 is currently on the market to let at a quoting rent of £10,400 per annum.

**Total £91,900 p.a.**