

Morpeth
26-28 Newgate Street
Northumberland
NE61 1BA

- Freehold Commercial and Residential Investment
- Town centre location close to bus station and Sanderson Arcade
- Multi-let building, including a vacant flat
- Asset Management Opportunity
- Total Current Rents Reserved
£24,876 pa
plus Vacant Flat

On the Instructions of
LPA Receivers



Tenure
Freehold.

Location

The historic town of Morpeth, with a population of some 15,000, is located 14 miles north of Newcastle-Upon-Tyne, 5 miles west of Ashington and 18 miles south or Alnwick. The A1 is 1 mile to the west providing access to Newcastle to the south and Edinburgh to the north. The property is situated in a Conservation Area on the east side of Newgate Street, close to the junction with Market Place in the town centre. The Bus Station and Sanderson Arcade are immediately to the east of the property and can be accessed via the walkway adjacent to the property. Occupiers close by include Ladbrokes, William Hill, New Look, Boots the Chemist, Lloyds TSB Bank, Hallmark and Subway among others.

Description

The property is arranged on ground and two upper floors to provide two ground floor retail units, one of which fronts Newgate Street and the other is to the rear opposite the Bus Station. The first floor provides three self-contained rooms presently used as a hair salon, offices and consulting room, accessed via Newgate Street, together with a further room accessed from the rear. The second floor provides a two bed flat also accessed via Newgate Street.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

26-28 EPC Rating 102 Band E (Copy available on website).
28C (Residential) EPC Rating 46 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
26-28 Newgate Street	ARC Bathrooms & Kitchens	Gross Frontage 6.00 m (19' 8") Net Frontage 4.95 m (16' 3") Shop Depth 10.85 m (35' 7") Built Depth 12.90 m (42' 4")	10 years from 27.04.2011	£12,000 p.a.	Reversion 2021
28 Rear Newgate Street	G Hezmalhelch	Gross Frontage 5.05 m (16' 7") Net Frontage 3.75 m (12' 4") Shop Depth 8.80 m (28' 10") Built Depth 12.30 m (40' 4")	Unknown (2)	£6,996 p.a.	
28C Newgate Street	Barnardo's	First Floor (1) 14.00 sq m (151 sq ft)	1 year from 19.04.1997	£1,560 p.a.	Holding Over
28A Newgate Street	J Donaldson	First Floor 20.35 sq m (219 sq ft)	Unknown (2)	£2,400 p.a.	
28B Newgate Street	H Johnson	First Floor 15.20 sq m (163 sq ft)	2 years from 15.02.2012	£1,920 p.a.	Holding Over
1st Floor Rear Newgate Street	S Walker	First Floor (1) 33.00 sq m (363 sq ft)	Unknown (2)	Unknown	
Second Floor Newgate Street	Vacant	Second Floor Flat – 2 Bedrooms			

(1) Not inspected by Allsop. Areas provided by Joint Auctioneer.
(2) The Receivers hold no copy of the lease, rents stated are those presently being received by the managing agents.

Total £24,876 p.a.

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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