

Chester-le-Street
45 Durham Road
Birtley
County Durham
DH3 2QJ

- **Freehold Shop Investment**
- **Let to Saver Heath & Beauty Ltd**
- **Main road position**
- **Situated adjacent to Morrisons Supermarket**
- **Reversion 2019**
- **Current Rent Reserved**
£24,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 Birtley lies 6 miles south-east of Newcastle-upon-Tyne, to the west of the junction of the A1(M) and A194(M). The property is situated in the town centre shopping area, adjacent to a Morrisons Supermarket. Occupiers close by include Greggs, Ladbrokes, William Hill and Lloyds Bank.

Description
 The property is arranged on ground floor only to provide a regular shop unit. There is customer parking to the side.

The property provides the following accommodation and dimensions:

Gross Frontage	12.85 m	(42' 2")
Net Frontage	12.05 m	(39' 6")
Shop Depth	18.35 m	(60' 3")
Built Depth	30.75 m	(100' 10")

Tenancy
 The entire property is at present let to SAVER HEALTH & BEAUTY PLC for a term of 15 years from 29th September 2004 at a current rent of £24,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
 No. of Branches: 230.
 Website Address: www.savers.co.uk
 For the year ended 27th December 2014, Saver Health & Beauty plc reported a turnover of £299.925m, a pre-tax profit of £19.565m and a negative net worth of £22.019m. (Source: Experian 22.09.2015.)

VAT
 VAT is applicable to this lot.

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

Energy Performance Certificate
 For EPC Rating please see website.

