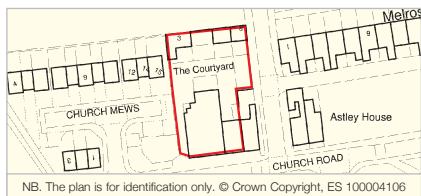


## Newcastle upon Tyne

‘The Old Co-op Buildings’ and ‘The Courtyard’,  
Church Road,  
Backworth,  
Tyne and Wear  
NE27 0JE

- A Freehold Development comprising a Semi-Detached Mixed Use Building together with Four Mews Houses to the Rear
- Mixed Use Building arranged to provide Four Commercial Units and Eight Self-Contained Flats
- Four Commercial Units subject to a Commercial Lease. Four Flats Vacant, One Flat subject to an Assured Shorthold Tenancy Agreement and Three Flats subject to Long Leases
- Two Mews Houses Vacant. Two Mews Houses and Three Flats subject to long leases
- Allocated Car Parking
- Site Area Approximately 0.133 Hectares (0.328 Acres)
- Total Current Gross Rent Reserved **£7,949 per annum (equivalent)** with Four Flats and Two Mews Houses Vacant



### To View

Please contact Allsop by sending an email to [will.taylor@allsop.co.uk](mailto:will.taylor@allsop.co.uk) with the subject heading ‘Viewing – Lot 194A’.

### Seller's Solicitor

Messrs Addleshaw Goddard (Ref: M Bogie).  
Tel: 0131 222 9559.  
Email: [martin.bogie@addleshawgoddard.com](mailto:martin.bogie@addleshawgoddard.com)

**INVESTMENT/PART VACANT – Freehold Development**



The Old Co-op Buildings

### Tenure

Freehold.

### Location

The property is situated on the north side of Church Road, at its junction with Melrose Avenue and within walking distance of local shops and amenities. Newcastle upon Tyne is to the south-west with its extensive amenities and universities. Newcastle Rail Station is also within reach and provides regular services to London St Pancras and the North. The A1 and A19 are close by.

### Description

The property comprises a development arranged to provide a semi-detached mixed use building comprising four commercial units and eight self-contained flats, with four mews houses to the rear. Externally, there is a courtyard with allocated parking. The property occupies a site extending to approximately 0.133 hectares (0.328 acres).

### Accommodation and Tenancies

The property was not measured by Allsop. The information in the schedule of Accommodation and Tenancies set out below was supplied by the Vendor.

Site Area Approximately 0.133 Hectares (0.328 Acres)

| Building               | Flat/House           | Accommodation                    | Approximate Area (GIA)<br>sq m (sq ft) | Terms of Tenancy  | Current Rent £ p.a. |
|------------------------|----------------------|----------------------------------|--|---|---------------------|
| The Old Co-op Building | Commercial Units 1–4 | Not Inspected                    | -                                      | Subject to a lease for a term of 125 years from 7th February 2012 (thus having approximately 119 years unexpired) | £400 p.a.           |
| The Old Co-op Building | Flat A               | Two Bedroom Maisonette           | 75.00 sq m (807 sq ft)                 | Subject to an Assured Shorthold Tenancy   | £6,600 p.a.         |
| The Old Co-op Building | Flat B               | Two Bedroom Maisonette           | 72.90 sq m (785 sq ft)                 | Vacant  | -                   |
| The Old Co-op Building | Flat C               | Two Bedroom Maisonette           | 75.00 sq m (807 sq ft)                 | Vacant  | -                   |
| The Old Co-op Building | Flat D               | Three Bedroom Maisonette         | 115.40 sq m (1,242 sq ft)              | Vacant  | -                   |
| The Old Co-op Building | Flat E               | Maisonette                       | -                                      | Subject to a lease for a term of 125 years from 7th February 2012 (thus having approximately 119 years unexpired) | £100 p.a.           |
| The Old Co-op Building | Flat F               | Three Bedroom Maisonette         | 106.10 sq m (1,142 sq ft)              | Vacant  | -                   |
| The Courtyard          | 1                    | Two Bedroom End of Terrace House | 70.00 sq m (754 sq ft)                 | Vacant  | -                   |
| The Courtyard          | 2                    | Flat                             | -                                      | Subject to a lease for a term of 999 years from 5th April 2008 (thus having approximately 989 years unexpired)    | £99 p.a.            |
| The Courtyard          | 3                    | Flat                             | -                                      | Subject to a lease for a term of 250 years from 11th August 2016 (thus having approximately 248 years unexpired)  | £250 p.a.           |
| The Courtyard          | 4                    | Mid Terrace House                | -                                      | Subject to a lease for a term of 250 years from 1st June 2017 (thus having approximately 249 years unexpired)     | £250 p.a.           |
| The Courtyard          | 5                    | Mid Terrace House                | -                                      | Subject to a lease for a term of 250 years from 1st February 2017 (thus having approximately 249 years unexpired) | £250 p.a.           |
| The Courtyard          | 6                    | Two Bedroom End of Terrace House | 55.60 sq m (598 sq ft)                 | Vacant  | -                   |

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.allsop.co.uk](http://www.allsop.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.