

**Lot 31, 444/446 Welbeck Road, Walker, Newcastle-upon-Tyne,
NE6 2NY**

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Supermarket Investment

- Let to Heron Foods Limited on lease expiring July 2028 (No breaks)
- July 2023 tenant break not exercised and July 2023 rent review outstanding
- VAT-free investment
- Approximately 6,193 sq ft
- Nearby occupiers include Costcutter, Premier Convenience Store, Greggs and Betfred (adjacent)

Lot

31

Auction

27th March 2024

Rent

£19,000 per Annum Exclusive

Status

Available

Sector

Supermarket

Auction Venue

Live Streamed Auction

Location

Miles

2 miles east of Newcastle City Centre, 12 miles north-west of Sunderland

Roads

A186, A187, A193, A1058

Rail

Walkergate, Byker Underground Stations

Air

Newcastle International Airport

Situation

Walker is a popular residential suburb, 2 miles east of Newcastle City Centre. The property is situated on the south side of Welbeck Road, at its junction with Leicester Street. Nearby occupiers include Costcutter, Premier Convenience Store, Greggs and Betfred (adjacent).

Tenure

Freehold.

EPC

Band C

Description

The property comprises a supermarket arranged on the ground and first floors.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Ancillary	342.00 233.40	(3,681) (2,512)	HERON FOODS LIMITED (2)	10 years from 18/07/2018	£19,000	18/07/2023 (outstanding)
Total		575.40	(6,193)			£19,000	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) For the year ending 25/03/2023, Heron Foods Limited reported a turnover of £490,669,000, a pre-tax profit of £16,967,000 and a net worth of £86,559,000 (www.northrow.com).

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September 2020