

# Lot 41, 436 Welbeck Road, Walker, Newcastle-upon-Tyne, NE6 2NY

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Pharmacy Investment

- Let to Parkside Walker Limited (t/a Parkside Pharmacy)
- Recently renewed 15-year lease from January 2024 (subject to option)
- VAT-free investment
- Approximately 2,124 sq ft
- Nearby occupiers include Heron Foods, Costcutter, Premier Convenience Store, Greggs and Betfred

#### Lot

41

#### Auction

9th May 2024

#### Rent

£7,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### 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 Monkchester Road. Nearby occupiers include Heron Foods, Costcutter, Premier Convenience Store, Greggs and Betfred.

### Tenure

Freehold.

### EPC

Band C

### Description

The property comprises a pharmacy arranged on the ground, basement and first floors.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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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 Reviews
Ground	Retail/Ancillary	103.43	(1,113)	PARKSIDE WALKER LIMITED (t/a Parkside Pharmacy)	15 years from 31/01/2024 (2) on a full repairing and insuring lease	£7,000	31/01/2028 and 31/01/2033
Basement	Ancillary	46.00	(495)				
First	Ancillary	48.00	(516)				
<b>Total</b>		<b>197.43</b>	<b>(2,124)</b>			<b>£7,000</b>	

(1) Areas provided by VOA ([www.tax.service.gov.uk/business-rates-find](http://www.tax.service.gov.uk/business-rates-find))

(2) The lease is subject to a tenant only option to determine on 30/01/2029.

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## Contacts

### Acuitus

#### David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

#### Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

#### Freeths LLP

10th Floor, Central Square 29 Wellington Street

Leeds

LS1 4DL

#### Ruth Bowden

0777 941 8033

[Ruth.Bowden@freeths.co.uk](mailto:Ruth.Bowden@freeths.co.uk)

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2024