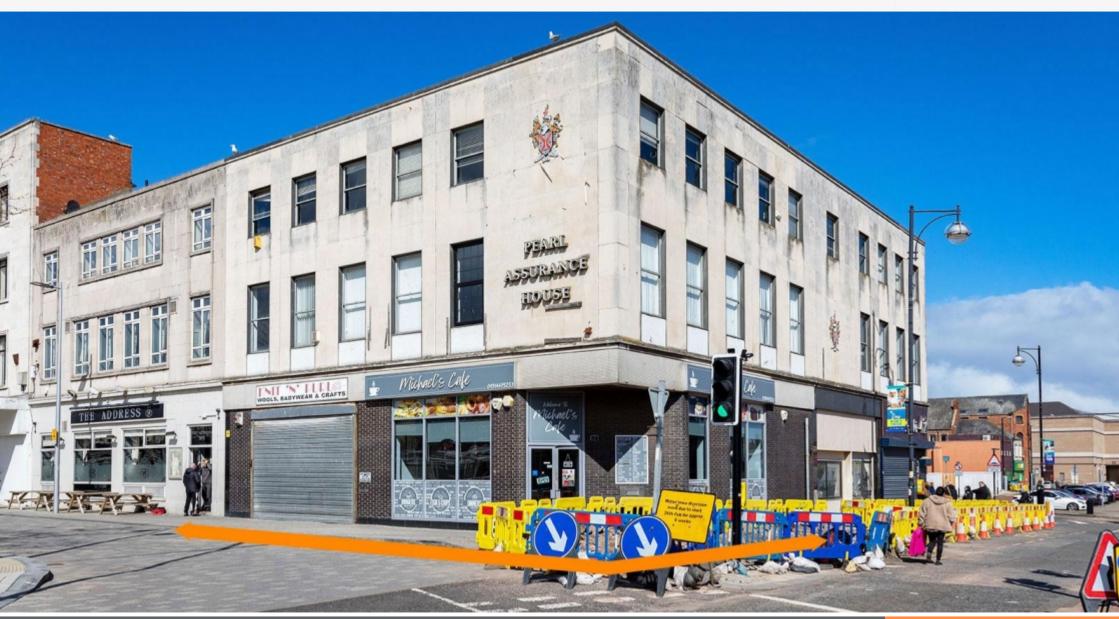
Tyne and Wear NE33 1BH





Tyne and Wear NE33 1BH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Property Information

 Two adjoining ground f 	floor shops
--	-------------

- Busy town centre location adjacent to South Shields Open Market
- Prominent corner position some 250 metres from South Shields Metro Station
- Occupational Leases Outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954
- Nearby occupiers include Lloyds Bank, Heron Foods, Subway, Poundland and Bonnemarche

Lot Auction
42 9th May 2024

Rent Status £26,167 per Annum Available

Sector Auction Venue
High Street Retail Live Streamed Auction

Location

Rail

Miles 11 miles east of Newcastle and Gateshead, 8 miles north of

Sunderland

Roads A194(M), A19

South Shields Metro Station (direct link to Gateshead,

Sunderland, Newcastle and Newcastle Airport)

Air Newcastle International Airport

Situation

The property is situated in a prominent corner location at the junction of Chapter Row and Market Place adjacent to South Shields Open Market and some 30 metres from King Street, South Shields' prime pedestrianised retail thoroughfare. Nearby occupiers include Lloyds Bank, Heron Foods, Subway, Poundland and Bonnemarche.

Tenure

Long Leasehold. Held for a term of 126 years from 04/12/2014 expiring 30th August 2137 at a current ground rent of £200 per annum.

Description

The property comprises two adjoining ground floor shops.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tyne and Wear NE33 1BH

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	106.20	(1,143)	INDIVIDUAL t/a Knit n Purl	A term of years expiring 17/04/2026	£14,167
Ground	Retail	69.96	(753)	INDIVIDUAL t/a Michaels Cafe	A term of years expiring 11/06/2028	£12,000
Total		175.89	(1,896) (1)			£26,167

⁽¹⁾ The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

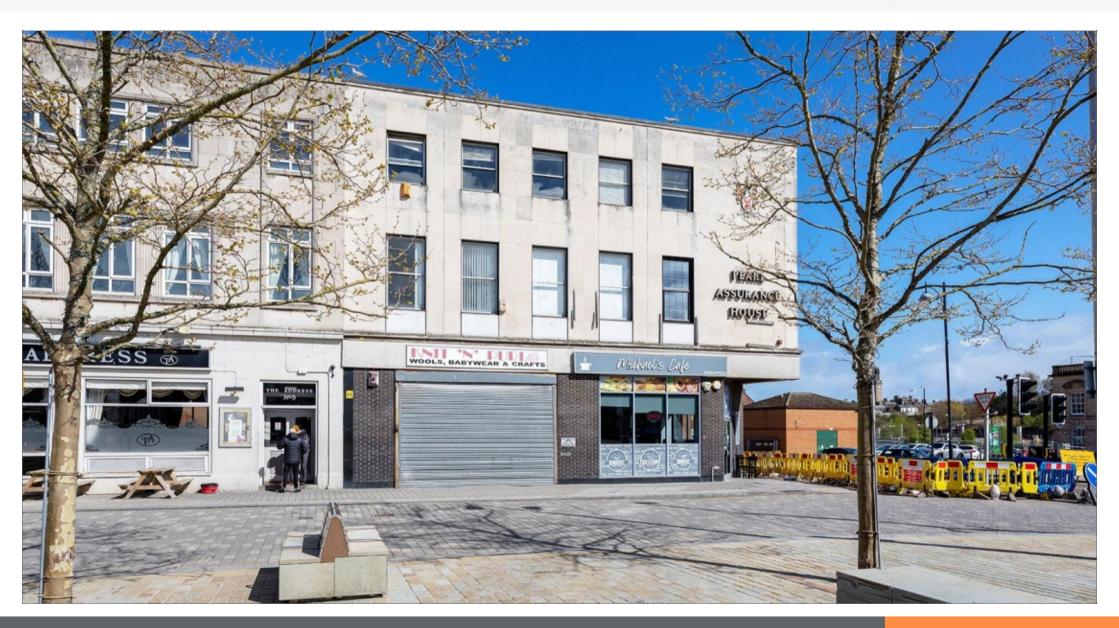
Tyne and Wear NE33 1BH





Tyne and Wear NE33 1BH





Tyne and Wear NE33 1BH





Tyne and Wear NE33 1BH





Tyne and Wear NE33 1BH

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



Contacts

Acuitus

Jon Skerry +44 (0)20 7034 4863 +44 (0)7736 300 594 jon.skerry@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk

Seller's Solicitors

Addleshaw Goddard LLP
Exchange Tower 19 Canning Street
Edinburgh
EH3 8EH

Juliette Fisher +44 (0)131 222 9596 Juliette.Fisher@addleshawgoddard.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. 2024

www.acuitus.co.uk