

# Bede & Cuthbert House, Tower Road Washington, Tyne & Wear NE37 2SH

lot 6

## Freehold Office Investment

- Eight self-contained office units totalling approximately 1,384 sq m (14,904 sq ft)
- Prominent corner position fronting A1290 and A195
- Tenants include Barnardos, Panda Sourcing Ltd and SSE Services plc
- Nearby occupiers include Kwik Fit, Arc Car Washing and National Tyres and Autocentre
- On-site car parking
- Six Week Completion Period Available

Rent  
£79,310  
per annum  
exclusive



Bede House



Cuthbert House

On behalf of  
Joint Fixed  
Charge Receivers

**Deloitte.**  
Real Estate

## Location

Miles: 7 miles west of Sunderland  
7.5 miles south-east of Newcastle upon Tyne  
Roads: A1 (M), A19, A194 (M), A195, A1231, A1290  
Air: Newcastle International Airport

## Situation

The property is situated in a prominent corner position fronting Tower Road and both the A1290 and A195, some 7.5 miles south of Newcastle upon Tyne. The property benefits from excellent communication links being within easy access of the A1231 Sunderland Highway, A19, A194 (M) and A1 (M). Nearby occupiers include Kwik Fit, Arc Car Washing and National Tyres and Autocentre.

## Description

The property comprises two single storey office buildings, each providing four self-contained office units. The property also benefits from on site car parking.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including but not limited to VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers based on the information available to them, but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

## Tenancy and accommodation

House	Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. Reversions
Cuthbert House	1	Ground	Office	173 sq m (1,863 sq ft)	ZOOM CCTV (NORTH EAST) LTD (1)	5 years from 21/10/2010	£18,910 20/10/2015
	2	Ground	Office	173 sq m (1,863 sq ft)	PANDA SOURCING LTD	5 years from 09/09/2012	£15,000 (2) 08/09/2017
	3	Ground	Office	173 sq m (1,863 sq ft)	BARNARDOS (3)	5 years from 27/02/2012 (4)	£14,000 26/02/2017
	4	Ground	Office	173 sq m (1,863 sq ft)	VACANT		
Bede House	5	Ground	Office	173 sq m (1,863 sq ft)	VACANT		
	6	Ground	Office	173 sq m (1,863 sq ft)	BTCV ENTERPRISES LTD (5)	3 years from 01/04/2012	£15,000 31/03/2015
	7	Ground	Office	173 sq m (1,863 sq ft)	VACANT		
	8	Ground	Office	173 sq m (1,863 sq ft)	SSE SERVICES PLC (6)	5 years from 24/12/2011	£16,400 23/12/2016
<b>Totals</b>				<b>1,384 sq m (14,904 sq ft)</b>			<b>£79,310</b>

- (1) Zoom CCTV was acquired in 2006 by VtecZoom who have 25 years experience installing and servicing CCTV throughout the UK (Source: www.zoomcctv.com 21/03/2013)
- (2) For the purposes of clarification, Panda Sourcing Ltd are currently benefiting from a rent free period due to expire on 9th September 2013. The Seller has agreed to adjust the completion monies so that the unit will effectively produce £15,000 p.a.x. from completion.
- (3) Barnardo's is the UK's leading children's charity helping more than 200,000 children, young people and their families every year. (Source: www.barnardos.org.uk 21/03/2013)
- (4) The lease provides an option to determine on the first anniversary of the term, and annually thereafter, subject to 3 months' notice.
- (5) Founded in 1959 The Conservation Volunteers (the trading name of BTCV Enterprises Ltd) help hundreds of thousands of people each year to reclaim local green places (Source: www.tcv.org.uk 21/01/2013)
- (6) SSE is a leading electricity and gas company, operating mainly in the UK and Ireland. (Source: www.sse.com 21/01/2013)

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