

# 44-48 Clayton Street Newcastle-upon-Tyne, Tyne & Wear NE1 5PF

lot 13

## Freehold Retail Investment

- Entirely let to Caversham Trading Limited
- Tenant option to determine in March 2016 not exercised
- Prominent retail position on busy Clayton Street
- Close to both Intu Eldon Square Shopping Centre and The Gate Leisure Centre
- Nearby occupiers include Debenhams, New Look, Monsoon and British Heart Foundation

Rent  
£63,000 per  
annum  
exclusive

On behalf of  
Receivers

**CBRE**



## Location

Miles: 14 miles north-west of Sunderland  
18 miles north of Durham  
Roads: A1, A19, A1(M), A167(M)  
Rail: Newcastle Railway Station  
Air: Newcastle International Airport

## Situation

The property is situated on the western side of Clayton Street, in Newcastle City Centre. The property is within a short walk of both Intu Eldon Square Shopping Centre, which houses retailers including Debenhams, Next, Topshop and Poundland, and The Gate Leisure Centre. Surrounding occupiers include Bargain Buys, Heron Foods and Poundstretcher, as well as a number of independent retailers.

## Description

The property, a Grade II listed building, comprises a ground floor retail unit with ancillary accommodation on basement, first, second and third floors. The property benefits from a rear loading bay.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The 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

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. Review
Ground	Retail/Loading Bay	276.30 sq m (2,974 sq ft)	<b>CAVERSHAM TRADING LIMITED (1) (t/a Brighthouse)</b>	10 years from 25/03/2011 until 24/03/2021	£63,000 25/03/2016
Basement	Office/Ancillary	221.40 sq m (2,383 sq ft)			
First	Ancillary	267.30 sq m (2,877 sq ft)			
Second	Ancillary	247.00 sq m (2,659 sq ft)			
Third	Ancillary	265.40 sq m (2,857 sq ft)			
<b>Totals</b>		<b>1,277.40 sq m (13,750 sq ft)</b>			<b>£63,000</b>

(1) For the year ending 31st March 2015, Caversham Trading Limited reported a turnover of £67,479,000, pre-tax profits of £2,759,000 and a total net worth of £56,365,000. (Source: Experian Group 13/04/2016)

## For further details please contact:

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## Buyer's Legal Report Service

### Dentons UKMEA LLP

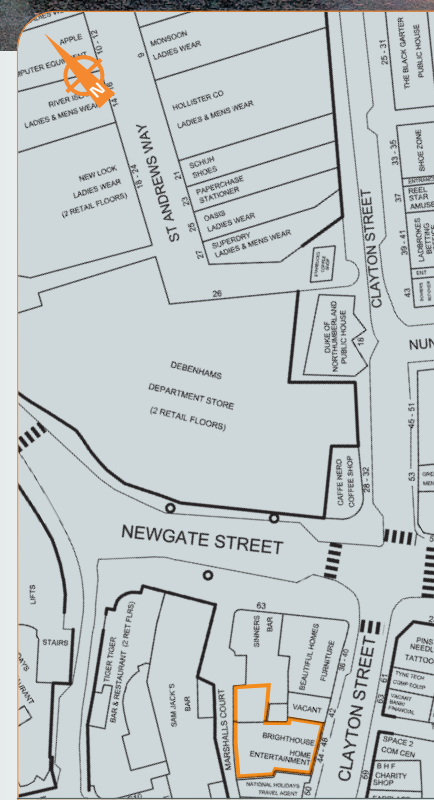
Contact: Greg Rigby.  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**DENTONS**

## Seller's Solicitors:

### Walker Morris LLP

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