

lot 32

# 73-79 Clayton Street Newcastle-upon-Tyne, Tyne & Wear NE1 5PY

Rent  
**£42,500**  
per annum  
exclusive

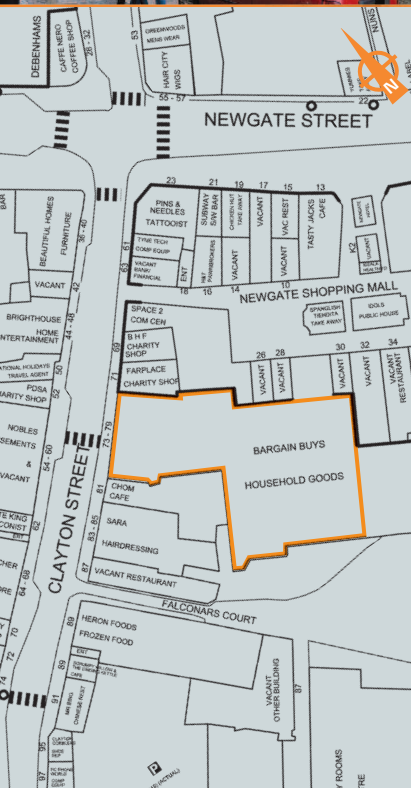
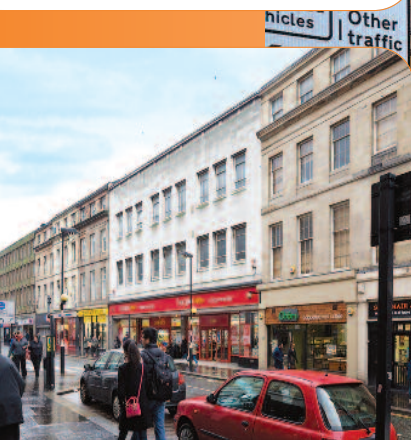
Freehold Retail Investment

- Entirely let to Poundworld Retail Limited t/a Bargain Buys
- Close to both Intu Eldon Square Shopping Centre and The Gate Leisure Centre and adjacent to Newgate Shopping Mall

- Let at a low passing rent of approximately £1 per sq ft
- October 2016 Rent Review
- VAT free investment



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, close to its junction with Newgate 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 Brighthouse, Heron Foods and Poundstretcher, as well as a number of independent retailers.

### Description

The property comprises a ground floor retail unit with storage accommodation at basement, first and second floors.

### Tenure

Freehold.

### VAT

VAT is not 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.	Reviews
Ground	Retail/Ancillary	2,191 sq m (23,584 sq ft)	<b>POUNDWORLD RETAIL LIMITED (1)</b> <b>(t/a Bargain Buys)</b>	10 years from 03/10/2011 until 02/10/2021 on a full repairing and insuring lease (2) (3)	£42,500	03/10/2016
Basement	Storage	1,540 sq m (16,577 sq ft)				
First	Storage	548 sq m (5,899 sq ft)				
Second	Storage	196 sq m (2,110 sq ft)				
<b>Totals</b>		<b>4.475 sq m (48,170 sq ft)</b>			<b>£42,500</b>	

- (1) For the year ending 31st March 2015 Poundworld Retail Limited reported a turnover of £422,304,000, pre-tax profits of £13,726,000 and a total net worth of £22,197,000. (Source: Experian Group 13/04/2016).
- (2) The lease provides for a tenant option to determine on 2nd October 2017.
- (3) The lease is subject to a schedule of condition on the ground floor only.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
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Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

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