

## lot 80

Rent  
£81,761 per  
annum

# Helmsman House, Northam Road North West Chirton Industrial Estate, North Shields, Tyne and Wear NE29 8RZ

### Freehold Industrial/Office Investment

- 24 industrial/office units totalling approximately 5,224.25 sq m (56,235 sq ft)
- Site area of approximately 0.84 hectares (2.08 acres)
- Established industrial location with residential

### properties close by

- The Silverlink Shopping Centre is located close by
- Future potential redevelopment (subject to consents)



On behalf of

**Hansteen**







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### Location

Miles: 7 miles north-east of Newcastle city centre  
1 mile east of A19 trunk road

Roads: A1058, A19, A194(M), A1(M)

Rail: North Shields Metro Station

Air: Newcastle Airport

### Situation

The property is well situated on the established Chirton Industrial Estate on the west side of Northam Road North, a short distance from the A1058 which is a major route into Newcastle city centre and a mile from A19 trunk road linking the A1 to the north with Sunderland to the south. The Silverlink Shopping Centre is a short distance to the south. The estate also lies adjacent to a large residential area.

### Description

The property comprises a warehouse with integral two storey office building to the front that has been split into 20 industrial and office units. In addition, there is a terrace of four additional industrial units to the side. The site has an area of approximately 0.84 hectares (2.08 acres).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Viewings

There will be block viewings for this property. Interested parties must register their details with the auctioneers and provide identification on site. Please contact Will Moore Email: will.moore@acuitus.co.uk

### Six Week Completion

### Tenancy and accommodation

Location	Floor	Use	Floor Areas Approx		Tenant	Term	Rent p.a.x.	Reversion
Unit 1	Ground	Industrial	558.05 sq m	(6,007 sq ft)	<b>SUN LOUNGE SUPPLIES LTD</b>	4 years from 01/01/2015	£9,058	31/12/2018
Unit 2	Ground	Industrial	437.00 sq m	(4,704 sq ft)	<b>WE STORE.UK.COM LTD</b>	4 years from 01/01/2015	£7,094	31/12/2018
Unit 3	Ground	Industrial	74.32 sq m	(800 sq ft)	<b>INDIVIDUAL</b>	1 year from 01/04/2005	£2,465	Holding Over
Unit 4	Ground	Industrial	56.76 sq m	(611 sq ft)	<b>PERFORMANCE MOTORSPORT LTD</b>	3 years from 01/10/2012	£2,500	Holding Over
Unit 5	Ground	Industrial	48.40 sq m	(521 sq ft)	<b>INDIVIDUAL</b>	3 years from 01/03/2016	£2,350 (1)	28/02/2019
Unit 6	Ground	Industrial	53.42 sq m	(575 sq ft)	<b>BH STORAGE LTD</b>	5 years from 11/03/2016	£2,500 (2)	10/03/2021
Units 7 & 16	Ground	Industrial	657.83 sq m	(7,081 sq ft)	<b>INDIVIDUAL</b>	3 years from 01/09/2014	£7,581	31/08/2017
Unit 8	Ground	Industrial	184.78 sq m	(1,989 sq ft)	<b>CONFICARE WHOLESALE (NE) LTD</b>	3 years from 09/06/2014	£3,000	08/06/2017
Unit 9	Ground	Industrial	382.66 sq m	(4,119 sq ft)	<b>INDIVIDUAL</b>	3 years from 14/12/2015 (3)	£5,000	13/12/2018
Unit 12	Ground	Industrial	55.74 sq m	(600 sq ft)	<b>INDIVIDUAL</b>	3 years from 01/07/2014	£1,500	30/06/2017
Unit 13	Ground	Industrial	53.14 sq m	(572 sq ft)	<b>VACANT</b>			
Unit 14	Ground	Industrial	55.74 sq m	(600 sq ft)	<b>INDIVIDUAL</b>	3 years from 01/07/2013	£1,500	30/06/2016
Unit 15	Ground	Industrial	111.48 sq m	(1,200 sq ft)	<b>PREMIER PAVING (NE) LTD</b>	3 years from 19/07/2012	£3,000	Holding Over
Unit 17	Ground	Industrial	492.56 sq m	(5,302 sq ft)	<b>MEMDES PRODUCTS LTD</b>	3 years from 23/05/2014	£7,000	22/05/2017
Unit 18	Ground	Industrial	514.58 sq m	(5,539 sq ft)	<b>DUNBAR PLASTERING COMPANY LTD</b>	3 years from 01/10/2013	£6,000	30/09/2016
Unit 19	Ground	Industrial	515.97 sq m	(5,554 sq ft)	<b>INDIVIDUAL</b>	3 years from 16/05/2011	£5,555	Holding Over
Unit 20	Ground	Industrial	636.55 sq m	(6,852 sq ft)	<b>QUAY JOINERY LTD</b>	3 years from 01/05/2014	£7,350	30/04/2017
Unit F1	First	Office/Industrial	80.54 sq m	(867 sq ft)	<b>VACANT</b>			
Unit F2	First	Office/Industrial	63.08 sq m	(679 sq ft)	<b>VACANT</b>			
Unit G1/G10/11	Ground	Industrial	168.24 sq m	(1,811 sq ft)	<b>IGNITE PLUMBING &amp; HEATING SUPL</b>	5 years from 06/07/2015	£7,300	05/07/2020
Unit G2	Ground	Industrial	23.41 sq m	(252 sq ft)	<b>WE SHIFT.CO.UK LTD</b>	4 years from 01/01/2015	£1,008	31/12/2018
<b>Totals</b>			<b>5,224.25 sq m</b>	<b>(56,235 sq ft)</b>			<b>£81,761</b>	

(1) The tenant is currently benefitting from half rent due to expire on 31st August 2016. The seller has agreed to adjust the completion monies so that the unit will produce £2,350 from completion of the sale.

(2) The tenant is currently benefitting from half rent due to expire on 10th December 2016. The seller has agreed to adjust the completion monies so that the unit will produce £2,500 from completion of the sale.

(3) The lease provides for tenant options to determine on 14th December 2016 and 14th December 2017.

### For further details please contact:

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### Buyer's Legal Report Service

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



### Seller's Solicitors:

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