

Lot 5

£70,000 per annum
exclusive

B&M, Durham Road,
Birtley, Tyne & Wear DH3 2PF
Freehold Retail Investment



Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	744.96 sq m	(8,019 sq ft)	B&M RETAIL	10 years from completion on a full repairing and insuring lease	£70,000	2024 (any uplift capped at 12% of passing rent)
First	Ancillary	185.98 sq m	(2,002 sq ft)	LIMITED (1)			
Total		930.94 sq m (10,021 sq ft)				£70,000	

(1) For the year ended 31st March 2018, B&M Retail Limited reported a turnover of £2,629,145,000, pre-tax profits of £236,006,000 and a net worth of £600,542,000 (Source: Experian 12/06/2019). B&M was formed in 1978 and is now one of the leading variety retailers in the UK. From its first store in Blackpool, Lancashire, B&M has grown to over 600 stores and employs over 26,000 people (Source: www.bandmretail.com).

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Key Details

- **Prominent roadside location**
- **Let to B&M Retail Limited on a new 10 year lease from completion (no breaks)**
- **Car park included**
- **Comprises 10,021 sq ft on a site of approximately 0.62 acres**

Location

Miles: 2 miles north of Chester-le-Street
4 miles south of Gateshead
8 miles north of Durham

Roads: A167, A693, A194(M), A1(M)

Rail: Chester-le-Street

Air: Newcastle International Airport
Durham Lees Airport

Situation

Birtley is a predominantly residential suburb of Gateshead, 2 miles north of Chester-le-Street, 8 miles north of Durham and 4 miles south of Gateshead. The town benefits from its close proximity to the A1(M). The property is located in a prominent roadside position on the A167 Durham Road, close to its junction with Harras Bank Road near to the Lord Lawson Academy. The property is adjacent to a Jet petrol station, with other occupiers nearby including Morrisons and Subway.

Description

The property comprises a large ground floor shop with sales, staff and ancillary accommodation. The property benefits from on-site car parking. Approximate site area 0.62 acres (0.3 hectares).

Tenure

Freehold.

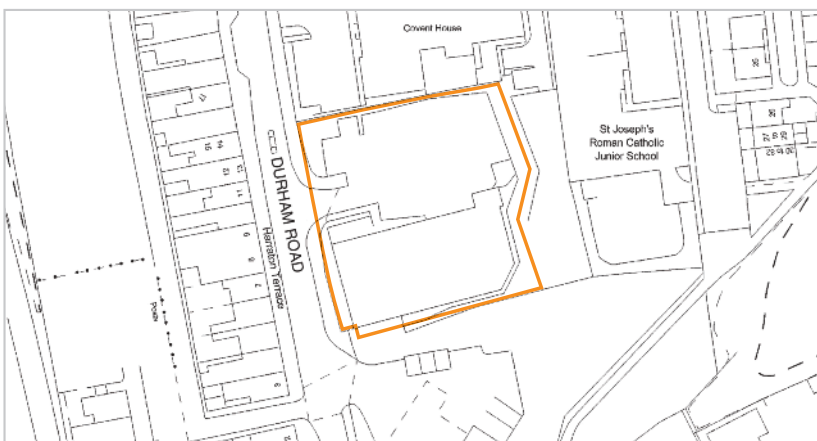
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band B. See legal pack at www.acuitus.co.uk



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