



A Prominent Freehold Retail Investment producing £107,700 per annum

Guide Price = £1,800,000+

Tenure

Freehold

Location

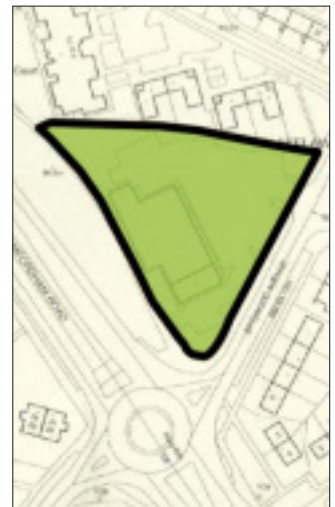
The property is well located on Stamfordham Road at its junction with Binswood Avenue within a predominantly residential area two miles west of Newcastle city centre. Ideally placed to service the local residents. Other nearby multiples include Toys R Us. Transport links are provided by the A1(M) motorway.

Description

The property comprises a substantial detached building arranged to provide two ground floor shops. Part of the Farmfoods unit has been sublet and is used as an ATM (Cash Machine). There is on-site parking for approximately 40 cars.

Current Rent Reserved £107,700 per annum. Rent review 2011 (Farmfoods)

Vat is applicable



Not to scale. For identification purposes only

Crown copyright. Reproduced from Ordnance Survey Mapping with permission from HMSO

Accommodation & Tenancy Schedule

LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NOTES
Farmfoods Ltd *	Gross Frontage: 97'5" Net Frontage: 48'10" Shop & Built Depth: 67'3" Ground Floor: 6,416 sq. ft.	15 year FRI lease from 13 June 2006. Rent reviews every fifth year. (Part sub let)	£93,000	Rent review due in 2011
Greggs Plc **	Gross Frontage: 22'4" Net Frontage: 14'2" Shop & Built Depth: 49'6" Ground Floor: 990 sq. ft.	10 year FRI lease from 23 February 2004	£14,700	

* Farmfoods originated in Aberdeen in 1955 and has around 300 shops throughout Great Britain.

** Greggs are a well known bakery chain which has over 1,100 shops nationwide. The company plan to open over 600 new shops over the next few years. Greggs Plc for the year to 12/2008, reported a turnover of £628 million, pre tax profits of £49.4 million and net assets of £156.3 million. (source : www.riskdisk.com 2010)