

MIXED USE INVESTMENT FOR SALE

168-168a Kells Lane, Low Fell,
Gateshead, NE9 5HY

- Mixed Use Investment
- Recently refurbished bar/restaurant
- Self-contained office
- Total size of 483.74m² (5,207ft²)
- Car Park to the rear
- Prominent location
- Affluent area of Low Fell
- NIY of approx. 10.2%

Guide price of £500,000

BradleyHall



LOCATION

The subject property is located on the corner of Kells Lane and Weathercock Lane in Low Fell, Gateshead. The property is situated in a mixed-use location, next to The Black Horse pub and approximately 0.1 mile from Durham Road which is the main road through Low Fell and is a the main retail and leisure street with national and local businesses including Rosa Twelve, The Beer Drop, Subway, Co-op, Costa and The Belle Vue.

Kells Lane is serviced by local bus routes and is less than 1 mile from Team Valley Trading Estate and 1.5 miles from Gateshead town centre. Road links to Low Fell include A1(M) which is 1.2 miles to the south, the A184 which is 1.6 miles to the north and the A167 is 2 mile to the north.

DESCRIPTION

The subject property is a mixed-use investment comprising of a bar/restaurant with a beer garden, carpark and a separate self-contained office. The bar and restaurant has recently been renovated to a high standard throughout, with a commercial kitchen benefiting from a standalone wood fired oven, extractor fans and serving pass. There are dining areas inside and out with bifold doors to the beer garden, Male and Female WC’s and a carpark to the rear.

The office has been recently let to a renewable energy company, who have carried out upgrades to the heating system, installed air sourced heat pumps and solar panels. The office comprises a main office, board room, tea point and WC, with gardens to the front.

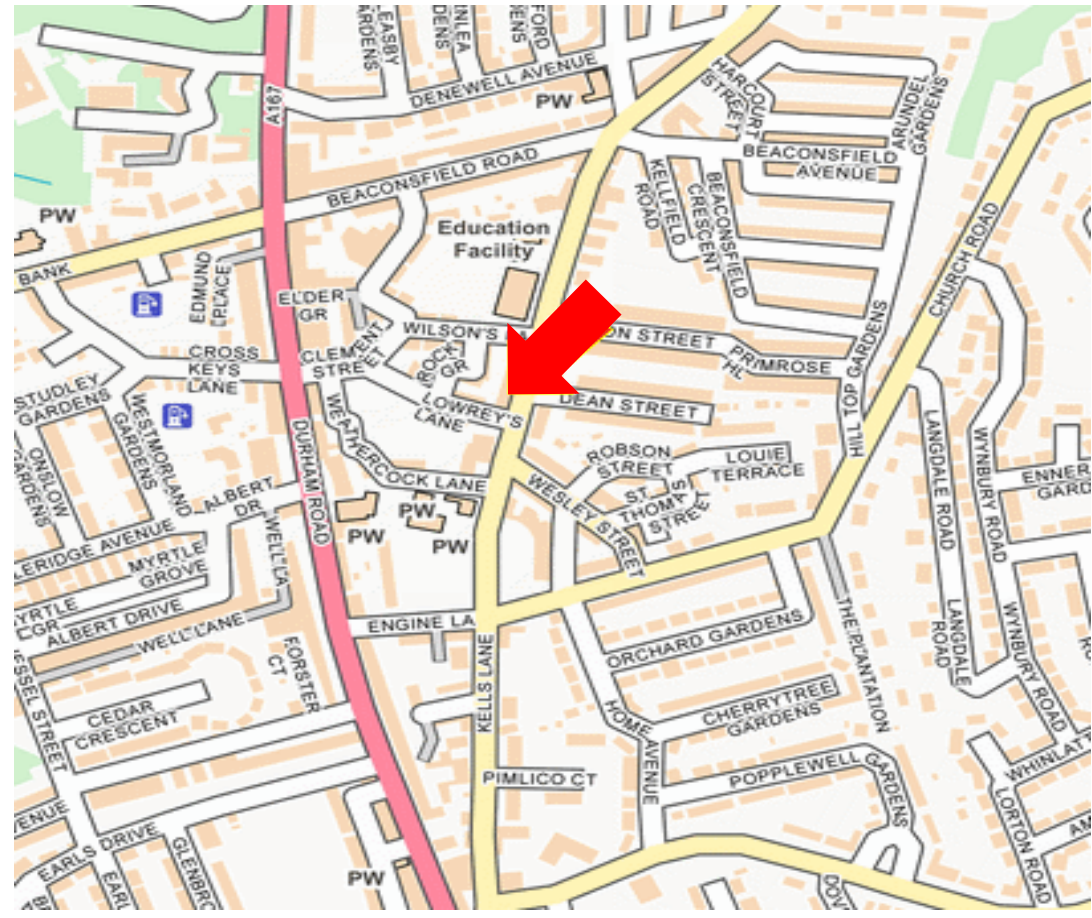
Our understanding of the existing tenancy terms are as follows:

Address	Tenant	Rent (per annum)	Lease Term	Lease Start Date	Lease End Date	Rent Review	Size M²	Size Ft²
168 Kells Lane	Private Tenant	£39,000	7 years	April 2023	April 2030	2028	420.65	4,528
168a Kells Lane	Eco Future Technologies	£14,400	3 years	Jan 2023	Jan 2026	N/A	63.06	679

ACCOMMODATION

We calculate the approximate gross internal floor areas to be as follows:

Office (Ground floor)	420.65m²	679ft²
Bar/restaurant (Ground floor)	214.5m²	2,304ft²
First Floor	47.1m²	507ft²
Attic	159.51m²	1,717ft²
Total	483.74m²	5,207ft²



Adjacent to The Black Horse Pub, Low Fell

0.2 miles from A167

3.1 miles from A1



Car park at the rear of the property

Bus stop located 40 yards

2.5 miles from Felling Metro Station

TENANCY INFORMATION

The property is currently fully let to multiple tenants, on various terms and a copy of the tenancy schedule is available on request.

The property has a current passing rent of £53,400 per annum.

EPC RATING

168 Kells Land B39
168a Kells Lane B39

TERMS

The property has a guide price of £500,000 (Five Hundred Thousand Pounds). A sale at this price reflects a Net Initial Yield of approximately 10.2%.



IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.



VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

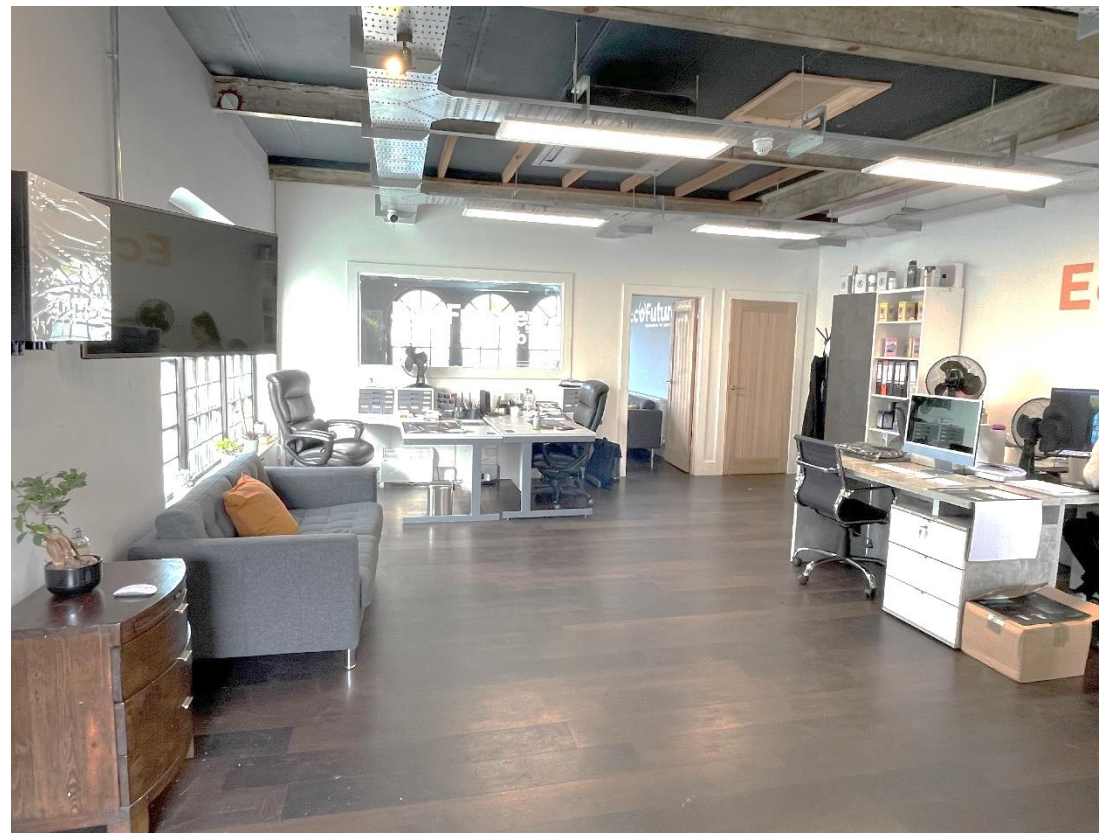
In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk



CONTACT US

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk