

Investment For Sale



13/13A Kenton Lane

Newcastle upon Tyne, NE3 3BQ

 **naylors**

For Sale

Investment

Ground Floor Retail and First and Second Floor Flat

467.89 Sq Ft (43.47 Sq M)

- Prominent position next to Tesco Convenience Store and Filling Station
- Active shopping parade in well established residential area.



Location

13 Kenton Lane is situated in the established residential suburb of Kenton, to the north-west of Newcastle upon Tyne. Kenton Lane is a popular residential road characterised by traditional housing, with the area offering a good range of local shops including a Tesco convenience store, schools and community facilities. The property is approximately 4.5 miles from Newcastle city centre, while the A1 Western Bypass is around one mile away, providing convenient road connections to Newcastle, the wider Tyne and Wear area and surrounding towns.

Description

The property comprises an end terrace, brick-built property of three storeys in height with a pitched roof.

The property is directly adjacent to the adjoining Tesco convenience store and petrol and diesel sales forecourt.

Accommodation

The premises comprise a ground floor shop and associated facilities with a separate access to the first and second floor flat. There is a yard to the rear. Access by both the shop and the flat with separate access externally:

Shop

Ground Floor Shop	13.5 x 20.6
Rear Store	8.4 x 13.9
Further Store Area	6.7 x 10.9

Flat

First Floor

Rear Room	14.7 x 13.4
Front Room	13.3 x 13.7
Front Room	10.1 x 6.9

Second Floor

Rear Bedroom	13.63 x 11.7
Front Bedroom	19.9 x 10.7

Price

£230,000 subject to contract.

Lease

The premises are let for a term of years expiring on the 8th October 2030 at an annual rental of £18,000 per annum exclusive of rates.

Rateable Value

Based on the current assessment for the building, rates payable is approximately £5.30 psf.

EPC

The property has a rating of C(75).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

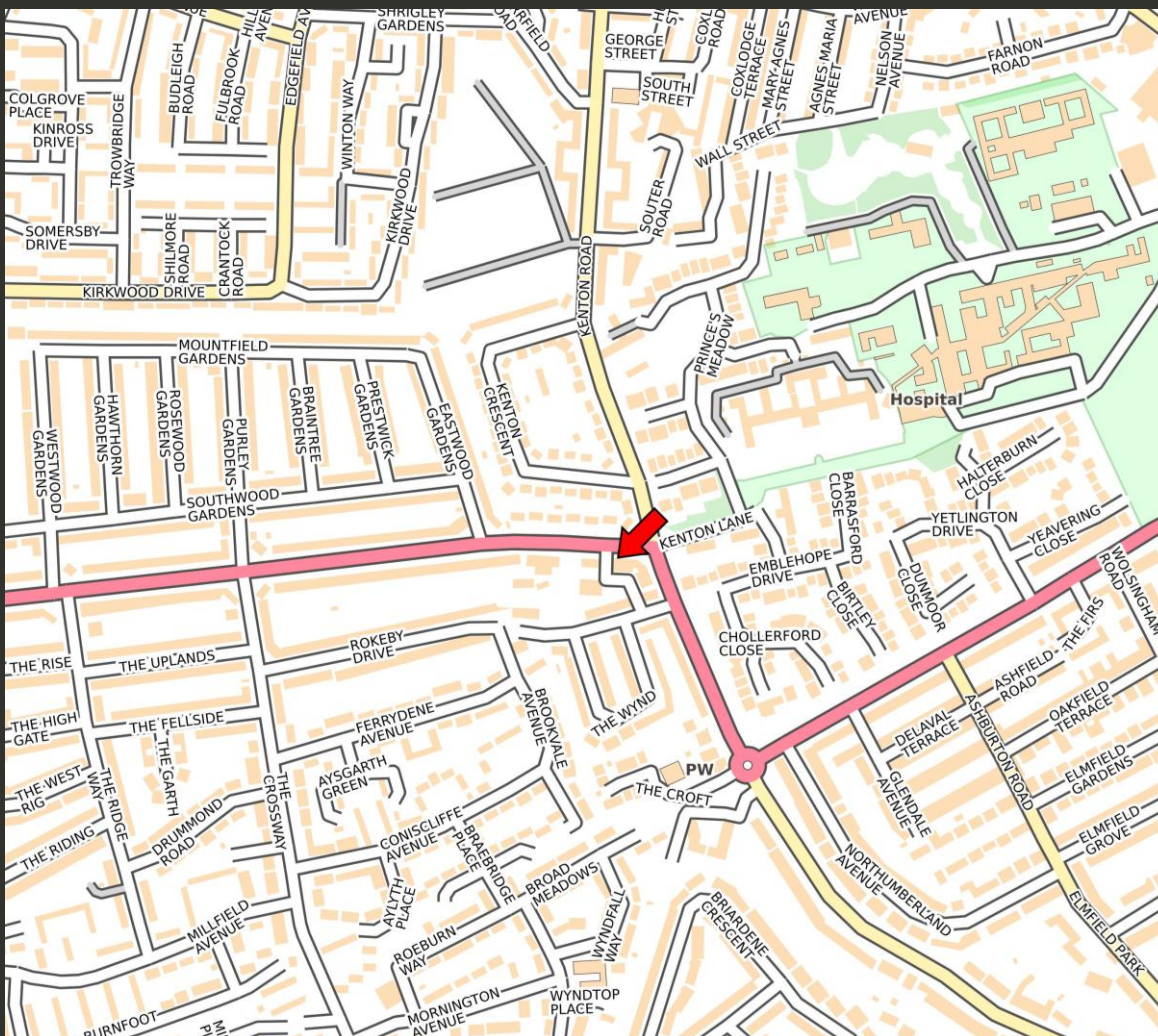
VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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