

# all enquiries



## VICTORIA ENTERPRISE CENTRE BENWELL LANE NEWCASTLE UPON TYNE NE15 6RR



- **COMMERCIAL INVESTMENT OPPORTUNITY WITHIN BENWELL.**
- **ESTABLISHED BUSINESS CENTRE SPLIT OVER TWO FLOORS WITH SECURE CAR PARKING.**
- **TOTAL GIA : 1,030.64 M<sup>2</sup> (11,094 SQ FT).**
- **TOTAL GROSS INCOME £13,900 PA. FROM THREE TENANTS.**
- **POSSIBLE VACANT POSSESSION OF WHOLE BY NEGOTIATION.**
- **FREEHOLD OFFERS IN THE REGION £140,000 (SUBJECT TO CONTRACT)**

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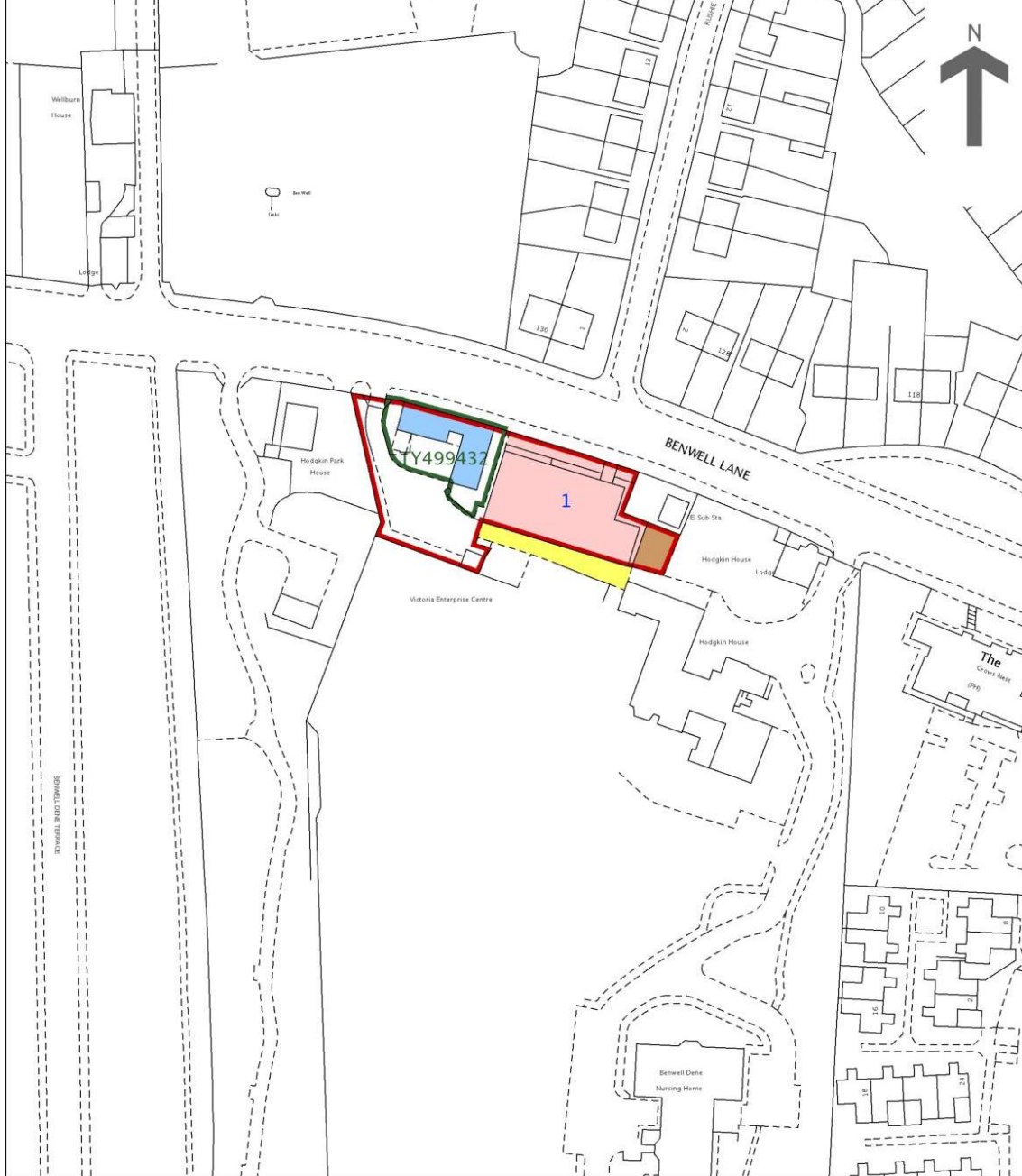


Land Registry  
Official copy of  
title plan

Title number **TY357384**  
Ordnance Survey map reference **NZ2164SW**  
Scale **1:1250**  
Administrative area **Tyne and Wear : Newcastle upon Tyne**



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## LOCATION

The subject property is located on Benwell Lane, Old Benwell, Newcastle upon Tyne.

The surrounding area is of mixed use development offering commercial, retail, leisure and residential.

The exact location can be seen on the attached plan.

## DESCRIPTION

The property consists of a self-contained two storey commercial property currently operated as Victoria Business Centre, set within a secure fenced site.

The property is of brickwork construction with pitch slate roof over.

Access from Benwell Lane is at ground level with the lower level accommodation accessed to the rear car park.

Internally the property is divided into various areas with individual tenants occupying demised units.

The property benefits secure car parking to the rear (9 spaces), however this access is shared with adjacent occupier.

This site does offer the benefit of an established location with good focal frontage on to a busy main road, providing many local services and amenities close-by.

## ACCOMMODATION

From onsite measurements we have calculated the following areas (GIA):

Ground Floor	515.31m <sup>2</sup>
Lower Ground	515.31m <sup>2</sup>

**Total GIA** **1,030 m<sup>2</sup>**  
**(11,093 sq ft)**

(The legal boundary is outlined in the attached Land Registry Plan highlighted red, which excludes the title no. TY 499432).

Full copies of legal title can be provide upon request.

## SERVICES

We understand that all mains services are located to the property.

## TENURE

Freehold title (TY357384) with the benefit of the following legal agreements.

## TENANCY AGREEMENT

The following legal agreements are contained with the subject premises: (Copies of existing agreements can be provided to interested parties.)

### Unit 1

Let to Brian Carnegie t/a Bonny Mer on a 10 year FRI lease at a current rent of £6,000 pa effective from 1 May 2010, next rent review 2015.

### Unit 2

Let to Sonia Marie Elizabeth Halliday t/a Miss Stitchon on a 10 year FRI lease at current rent of £4,000 pa effective 1 May 2010, next review May 2015.

### Unit 3

Let to Matthew Jobs & James Johnson on a 3 year FRI lease at current rental of £3,900 pa, effective from 3 February 2012. Tenant is currently holding over.

Total Gross Income - £13,900 pa

Please note the landlord currently pays for the maintenance of common areas and building insurance / water rates.

## PRICE

Freehold offers in the region of £140,000, Subject to Contract, for the benefit of the existing legal agreements.

It is understood that the whole site could also be available with full vacant possession, subject to negotiation.

## ENERGY PERFORMANCE CERTIFICATES

Full details upon request.

## VAT

We have been advised that the VAT will not be charged on the sale of the property.

## LEGAL COSTS

The purchaser will be responsible for the Vendors reasonable legal fees incurred in this transaction.

## VIEWING

The site and premises are available to view strictly by appointment only (on specific days) solely through sole agents Frew Pain & Partners:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**March 2015**







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