

# Lot 46, The Annex, Moor Court, Westfield, Gosforth,

**Newcastle-upon-Tyne NE3 4YD**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Mixed-Use Investment in Affluent Newcastle Suburb

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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### Property Information

#### Freehold Mixed-Use Investment in Affluent Newcastle Suburb

- Comprises an Indoor Golf Driving Range & Studio, a large separately-accessed 2-bed residential flat and 11 garages (5 let to individuals, 4 vacant & 2 let within golf studio lease)
- Golf Studio let to The Golfhub Ltd until February 2025
- Flat let on AST (circa 900 sq ft)
- Development/Change of Use Potential (subject to usual consents)
- Affluent Newcastle suburb
- Overlooking Town Moor and adjacent to Kwik Fit, Dukes Moor Garage and Hii Club Gymnasium
- VAT-free investment

#### Lot

46

#### Auction

25th September 2024

#### Rent

£24,204 per Annum Exclusive  
plus 4 Vacant Garages

#### Sector

High Street  
Retail/Residential/Development

#### Status

Available

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

2 miles north of Newcastle City Centre, 12 miles north-west of Sunderland

##### Roads

A1 (Junction 77), A167, A189, A193

##### Rail

Iford Road and West Jesmond Underground Stations

##### Air

Newcastle International Airport

#### Situation

The property is situated on the south side of Westfield, close to Kenton Road and Montagu Avenue, in the heart of Gosforth, an affluent suburb of Newcastle-upon-Tyne, approximately 2 miles north of the City Centre. The property benefits from excellent communication links being close to both Iford Road and West Jesmond Underground Stations and surrounding the property is a Kwik Fit, Dukes Moor Garage and Hii Club Gymnasium.

#### Tenure

Freehold.

#### EPC

The EPC's will be available to view online in the solicitor's legal pack.

#### Description

The property comprises an indoor golf driving range & studio arranged on the part first, second and third floors, a separately-accessed 2-bed residential flat arranged on the first floor and 11 garages arranged on the ground floor.

#### VAT

VAT is not applicable to this lot.

#### Completion Period

30th October 2024

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
First Second Third (plus 2 Garages, Nos. 6a & 7)	Golf Studio Golf Studio Golf Studio	108.33 31.80 31.40	(1,166) (342) (334)	THE GOLFHUB LTD (1) (t/a The Golf Hub)	5 years from 27/02/2020	£10,000
First	Residential - 2-bed flat	83.00	(893)	AN INDIVIDUAL	12 month AST from 25/08/2021 at £850 pcm	£10,200
Ground	5 Garages (Garage Nos. 1, 2, 3, 5, 11)	-	-	FIVE INDIVIDUALS	Let on five agreements at £1,040 pa, £624 pa, £780 pa, £520 pa and £1,040 pa	£4,004 (total)
Ground	4 Garages (Garage Nos. 4, 9, 10 & 12)	-	-	VACANT	-	
<b>Total</b>		<b>254.53</b>	<b>(2,735)</b>			<b>£24,204</b> <b>plus 4 Vacant Garages</b>

(1) The Golfhub provides state-of-the-art indoor golf studios and offer tailored coaching to golf professionals and enthusiasts. They have two golf simulators in this branch, and also trade from other locations in Nottingham, Long Eaton, Northumberland (x2), Derby, Chepstow and Calderfields ([www.elitegolfacademies.com](http://www.elitegolfacademies.com)).

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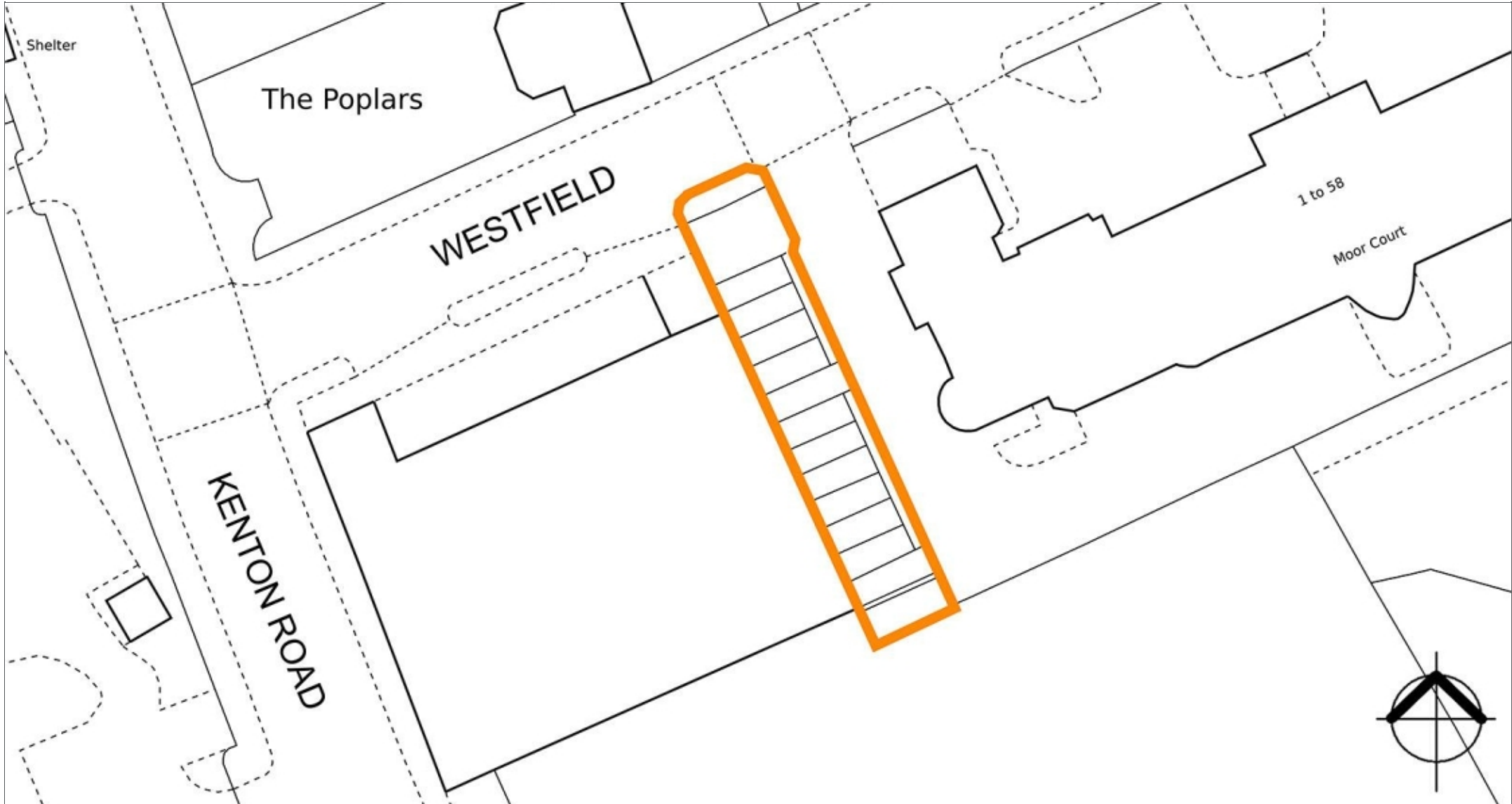




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### Contacts

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2024