

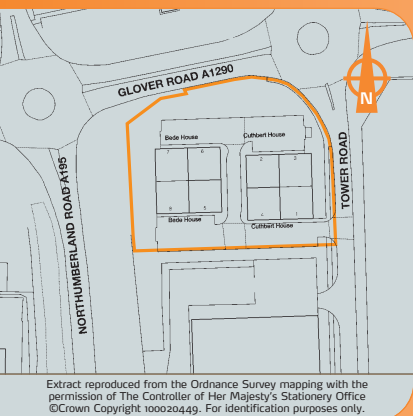
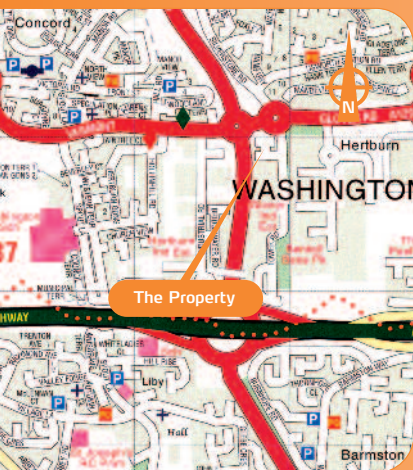
lot 16

**Bede & Cuthbert House, Tower Road
Washington, Tyne & Wear NE37 2SH**

Rent
£16,000
per annum
exclusive

Freehold Ground Rent Office Investment

- Let on a new 125 year lease
- Eight self-contained office units totalling approximately 1,384 sq m (14,904 sq ft)
- Occupational Rents currently at £14k-£18K per annum per unit
- Prominent corner position fronting A1290 and A195
- Nearby occupiers include Kwik Fit, Arc Car Washing and National Tyres and Autocentre
- On-site car parking
- Six Week Completion Period Available



Location

Miles: 7 miles west of Sunderland
7.5 miles south-east of Newcastle upon Tyne
Roads: A1 (M), A19, A194 (M), A195, A1231, A1290
Air: Newcastle International Airport

Situation

The property is situated in a prominent corner position fronting Tower Road and both the A1290 and A195, some 7.5 miles south of Newcastle upon Tyne. The property benefits from excellent communication links being within easy access of the A1231 Sunderland Highway, A19, A194 (M) and A1 (M). Nearby occupiers include Kwik Fit, Arc Car Washing and National Tyres and Autocentre.

Description

The property comprises two single storey office buildings, each providing four self-contained office units. The property also benefits from on-site car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

House	Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Cuthbert House	1	Ground	Office	173 sq m (1,863 sq ft)	CORNMANE LIMITED (i)	125 years from completion of the Sale until 2138	£16,000	2018 and 5 yearly. Rent to be increased by 2% per annum compounded
	2	Ground	Office	173 sq m (1,863 sq ft)				
	3	Ground	Office	173 sq m (1,863 sq ft)				
	4	Ground	Office	173 sq m (1,863 sq ft)				
Bede House	5	Ground	Office	173 sq m (1,863 sq ft)				
	6	Ground	Office	173 sq m (1,863 sq ft)				
	7	Ground	Office	173 sq m (1,863 sq ft)				
	8	Ground	Office	173 sq m (1,863 sq ft)				
Totals			1,384 sq m (14,904 sq ft)			£16,000		

(i) The tenant has sublet the units to three tenants.

For further details please contact:

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