

lot 31

Rent  
£28,000  
per annum  
exclusive

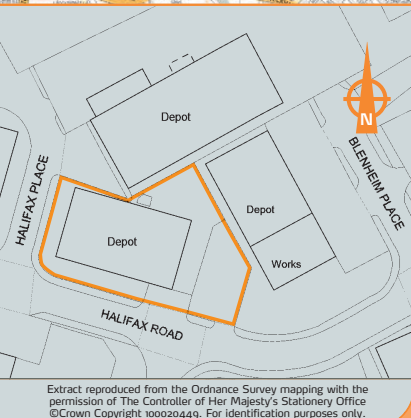
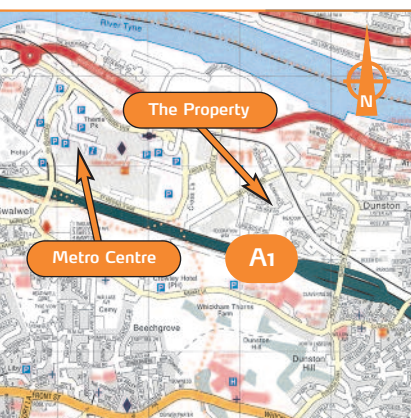
Units 1 & 2, Halifax Road, Dunston Industrial Estate  
Dunston, Gateshead NE11 9JW

Freehold Industrial Investment

- Let to The Caravan Clinic Ltd and Penny Print Ltd
- Established Industrial Estate
- Close to the A1 and the 340+ unit Metrocentre
- Six Week Completion



On behalf of  
a Major Bank



Location

Miles: 4 miles south-west of Newcastle upon Tyne  
4 miles west of Gateshead City Centre  
17 miles north of Durham

59 miles east of Carlisle

Roads: A1, A184, A694, A167(M)

Rail: Metrocentre Railway Station, Dunston Railway Station

Air: Newcastle Airport (6.3 miles),  
Durham Tees Valley Airport (32 miles)

Situation

Dunston is located 4 miles west of Gateshead City Centre, on the south bank of the River Tyne. The property is located on the corner of Halifax Place and Halifax Road, with easy access to the A1.

The location benefits from being situated approximately 1/2 mile east of the major 340+ unit Metrocentre, Europe's largest shopping and leisure centre.

Description

The property comprises two industrial units both benefiting from a vehicle access loading door and an eaves height of approximately 4 m (13 ft). Unit 2 also benefits from a secure yard.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
1	Ground	Industrial	306.49 sq m (3,299 sq ft)	PENNY PRINT LIMITED (1)	5 years from 01/01/2013	£15,000	2018
2	Ground	Industrial	288.19 sq m (3,102 sq ft)	THE CARAVAN CLINIC LIMITED (2)	12 years from 01/06/2006	£13,000	2018
<b>Totals</b>			<b>594.68 sq m (6,401 sq ft)</b>			<b>£28,000</b>	

(1) Penny Print Limited was incorporated in June 2009.

(2) The Caravan Clinic Limited was incorporated in April 1996 and for the year ending 31/03/2013 reported a total net worth of £20,027.

(Source: www.riskdisk.com 26/02/2014)

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