



## Mixed Use Investment

18-22-22a Market Street, Dudley, Cramlington NE23 7HR

- Two Retail Units & First Floor Flat
- Floor Area 151 sq. m. (1,626 sq. ft.)
- Will be Fully Occupied\*
- Rental Income £21,540 per annum
- Yield 11.34 % on Asking Price
- Prominent Main Road Location
- Large Rear Yard with Parking

**Auction Guide Price £190,000+**

For Sale by Auction. Live Online Auction, bidding starts Wednesday 30<sup>th</sup> March 2025

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

The property is located on Market Street, the main road running through the village of Dudley. The A19 is close by for easy access to North, South and Newcastle upon Tyne.

## Description

A detached two storey property comprising 2 retail units, and a first floor flat consisting living room, kitchen, two bedrooms and bathroom. There is a large yard to of the rear of the property providing additional parking.

## Floor Area

Unit	Tenant	Floor	Sq. m.	Sq. ft.
18	Shanice's Styles	G	30.46	328
22	Family Butchers	G	70.6	760
22a	Private Tenant	F	50.0	538
<b>Total</b>			<b>151.06</b>	<b>1,626</b>

\*Taken from a third party, we advise you make your own enquiries.

## Rental Income (Current)

Unit	Tenant	Rental Income
18	Hair Boutique	£6,600
22	Family Butchers	Owned
22a	Private Tenant	£5,940
<b>Total</b>		<b>£12,540</b>

## Yield

11.34% on guide price of £190,000.

## Tenancy Agreements

### 18 – Shanice's Styles

The current tenant has been in occupation since 2023, taking over from the previous salon.

A new 5 year lease (break at year 2) on a rent of £6,600 per annum was signed 1<sup>st</sup> August 2023

### 22 - Family Butchers\*

The owner of the property has been running his business for circa 15 years, he is willing to sign a new to stay in occupation.

They are agreeable to a new 5 year lease (break at year 2) on a rent of £9,000 per annum

### 22a Flat

The current tenants have recently moved in and signed up on a 12 months' AST, in July 2024.

\*flat photos are taken from prior to occupation

## Tenure

Freehold

## Auction Guide Price

£190,000+

## Viewing

Strictly by appointment through this office.

## Auction

Live online auction, bidding starts Wednesday 30<sup>th</sup> April 2025, terms and conditions apply, see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

## Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.

Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

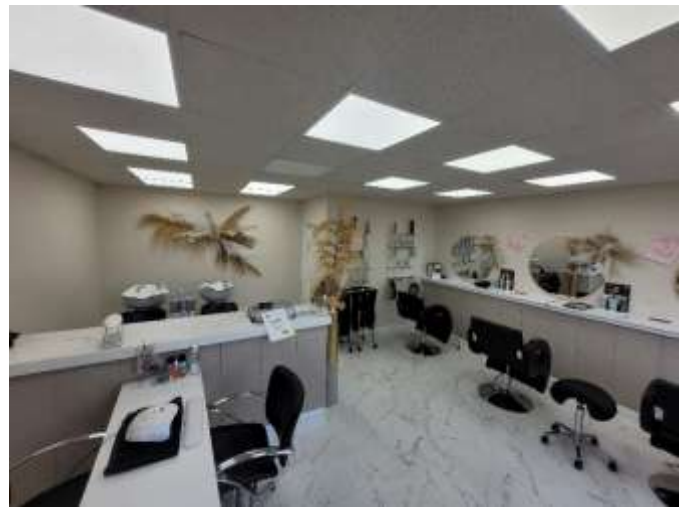
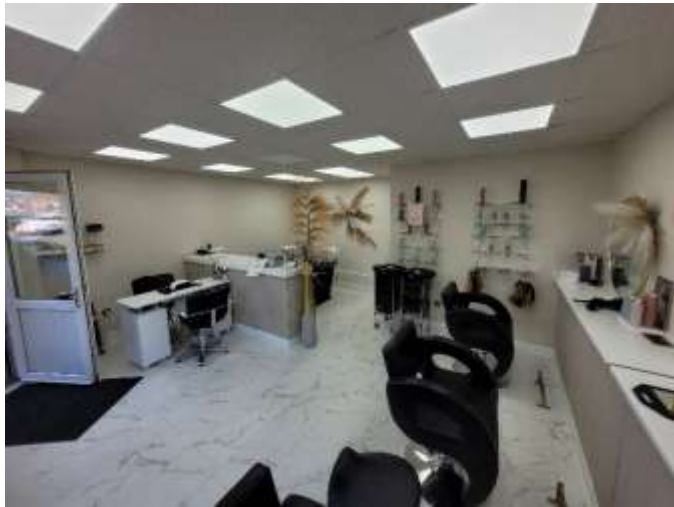
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000 +VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com)

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