



Industrial Investment Opportunity,
Units 1 - 2, 3 & 4 Bensham Trading Estate, Gateshead NE8 2XN

SUMMARY

- Small Industrial Estate opportunity.
- Current income £134,000 per annum
- Some tenants on Estate since 1973.
- Main road site close to A1 Western Bypass.
- 3 separate leases in place.
- Built space circa 28,500 sq.ft (2,650 sq.m.)
- Rare to market opportunity.
- FREEHOLD OFFERS OVER £1.5 MILLION

Location

Gateshead is located approximately 290 miles north of London and circa 125 miles south of Edinburgh. The area benefits from excellent road communications, being immediately adjacent to the A1(M) and at the hub of the North East road network. This section of the A1 has recently undergone a £60 million improvement project which has added an extra lane in both directions.

The boroughs of Gateshead, Newcastle, Sunderland North Tyneside and South Tyneside form the conurbation of Tyne & Wear which has a population of over 1.3 million people, putting it in the top 10 for the UK. Gateshead has a metropolitan borough population of circa 200,000.

Rail transport is also excellent, with Newcastle station being less than a 10 minute drive away and offering direct services between Edinburgh Waverley and London Kings Cross. In fact, the East Coast Main Line runs directly past the Trading Estate.

Newcastle International Airport is just over 10 miles from Gateshead and provides daily flights to the main domestic and major European cities plus Dubai, which opens the region up to the Far East.

Description

This small industrial estate investment comprises a block of three semi-detached units plus a separate detached garage unit. Title number is **TY110196** with land to the front and rear which includes parking.

Units 1 & 2 are at the rear of the block and are occupied by Northern Floorcraft (Gateshead) Limited with Unit 1 being used for storage and contract work whilst Unit 2 has been converted into a modern showroom and office centre. There is a secure private car park for both staff and customers.

Unit 3 is occupied by TRN (Train) Limited and is a pre-employment skills academy for the construction industry. The unit has been partitioned offering a blend of classroom space and practical training areas. The site is highly visible with extensive frontage onto Bensham Bank.

Unit 4 is a detached building which is tenanted by Gateshead Garage Limited who carry out traditional car mechanical repairs together with tyre fitting services. This unit also has roadside frontage and there is parking to the front and sides.



Occupational Leases

Tenancy schedule on next page.

Current Commercial Elements:

Units 1 & 2 Let under a single 10 year lease from 1st September 2018 and the current rent is £75,000 per annum. The usable floor area extends to circa 17,500 sq.ft. (1,625 sq.m.).

This tenant has occupied at least one of these two units since June 1973.

Unit 3 Let under a 10 year lease from 5th January 2024 and the current rent is £39,000 per annum. The usable floor area extends to 7,700 sq.ft. (715 sq.m.). Part of the roof has been replaced and is guaranteed until November 2038.

The same business has been in occupation since September 2007, albeit trading under a variety of names.

Unit 4 Let under a 12 year lease from 25th November 2021 and the current rent is £20,000 per annum. The usable floor area, including an office and mezzanine level, extends to circa 3,250 sq.ft. (300 sq.m.).

There is an underlease in place expiring 24th November 2026 to S. Fordsham for the use of “tyre storage and fitting”. The underlease is contracted out.

VAT

The property is not elected for VAT.

Rateable Values

Unit 1 & 2 Bensham RV £34,000 (2026 list).

Unit 3 Bensham RV £37,500 & £9,900 (2026 list).

Unit 4 Bensham RV £16,000 & £9,400 (2026 list).

Asking Price

Offers in excess of £1,500,000 are sought for the freehold interest.

Agent's Contact Information

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Money Laundering

In accordance with current Anti-Money Laundering Regulations, the Purchaser will be required to provide two forms of identification and proof of the source of income.

Agents Notes

The sales particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.



TENANCY SCHEDULE

Address	Tenant	Rent	Lease Start	Lease End	Break Clause	Repairs	Review Date	EPC
Units 1 & 2 Bensham Trading Estate	Northern Floorcraft (Gateshead) Ltd. CRN 01107789	£75,000 pa	01.09.2018	31.08.2028	n/a	FRI	n/a	B
Unit 3 Bensham Trading Estate	TRN (Train) Limited CRN 04170619	£39,000 pa	05.01.2024	04.01.2034	Every 3 rd anniversary	IRI	Every 3 rd anniversary	D
Unit 4 Bensham Trading Estate	Gateshead Garage Limited CRN 11335557	£20,000 pa	25.11.2021	24.11.2033	25.11.2027	FRI	25.11.27	E
	Total Rent Income	£134,000 pa						







