

Interest for estate space going strong

For Sale



Land at Broomhouse Lane, Prudhoe, Northumberland

- Excellent residential development opportunity
- Outline planning permission for approximately 110 residential dwellings
- Total site area 3.6 Ha (8.9 acres)
- Informal sealed tenders sought by noon Friday 17 March 2017

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THREE companies have taken up space at a North Tyneside industrial estate.

Newcastle-based GVA, acting on behalf of Dunedin Property Ltd, has reported a strong spate of unit lettings at Bellway Industrial Estate, Longbenton, North Tyneside. North East Community Health Service is a newcomer to the estate after taking Unit 11, while Edmundson Electrical has added to its base at Unit 14 by taking the neighbouring Unit 13, comprising a further 4,138 sqft.

Unit 9, meanwhile, comprising 5,068 sqft has been let to Euro Car Parts who have also expanded to take a second unit on the estate.

Danny Cramman, director and head of industrial agency at GVA, Newcastle, said: "The estate has seen really

strong interest over recent months from companies seeking new or expansion space on this popular, well located development within North Tyneside. There is only one remaining available unit on the estate."

Sian Scaife, asset manager at Dunedin Property, added: "We are really pleased with the positive activity at Bellway over the last two months.

"The recent spate of lettings to good quality covenants demonstrates the strength of the North East industrial market, particularly in the context of well configured and well located estates such as Bellway Industrial Estate."

Other tenants on the estate include Plumbcentre, ABS Precision and Greencroft Milk Supplies.



► Sian Scaife of Dunedin Property welcomes Derek Keen, North East Community Health to Unit 11, Bellway Industrial Estate, Longbenton

Trade stores opening after big investments

FLOORING

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AN ONLINE flooring retailer is opening its first of a series of planned trade stores in the region after making investments of more than £250,000 into the business.

Fast growing Connection Flooring Ltd, which scooped two trophies at last year's North East Business Awards, has been a predominantly online venture selling flooring and accessories from its base in Shildon, County Durham.

Now the firm, which saw turnover grow by 34% to £17m in the year ended March 2016, has taken up a tenancy at a Gateshead trade park, which it intends to use as its first trade counter for business-to-business sales.

The move comes after significant investment in the firm led to job creation, and more are set to come.

Connection Flooring Ltd, which operates the brands Direct Wood Flooring and Grass Direct, has signed a 10-year lease on a 6,879sqft unit at the £7m Portobello Trade Park development in Gateshead, in deal secured by Ravensworth Property Developments.

The firm, winner of the Let's Grow Award and the Digital and Social Media Award at the North East Business Awards 2016 grand final, plans to use the premises as a trade counter and also for the storage and distribution of its flooring products and artificial grass.

Last year the company ploughed £250,000 into its Flooring Superstore brand, buying 10 vehicles to support its UK-wide delivery service and cope with increased demand.

Following the investment, the company has expanded headcount to more than 90 workers, creating three new jobs at the trade store with further jobs set to be created through plans to open more trade counters.

Dan Foskett, managing director, said: "We are looking to build on the positivity we enjoyed last year and I am delighted with the launch of the group's first-

ever store. As a North East-based company, it was ideal to create a physical presence in the region that offers customers a large variety of cost effective flooring solutions, and Birtley is a suitable location with excellent accessibility and transport links.

"Portobello Trade Park is ideally located for our first trade store next to the A1, which provides high visibility and excellent accessibility.

"Our long term plan is to continue along this path and open a series of trade stores across the country.

"Having these new premises will strengthen our brand presence and provide another outlet, besides our websites, where customers can see and feel our products and chat face-to-face with our expert staff.

"We have already created three new jobs at the trade store, but there will be more to follow within our office and our warehouses to coincide with the growth of the company."

Geoff Clark, development manager at Ravensworth Property Developments said: "It is great to see the development filling up with a good variety of tenants. In addition to being close to completing a deal on units 5 & 6, we also have terms out on the last two remaining large units, which upon completion will see the park 80% let."

Portobello Trade Park is based on a 6.5-acre site immediately adjacent to the A1(M) at Birtley and comprises 15 high quality, light industrial units ranging in size from 195sqm (2,100sqft) to 2,137sqm (23,000sqft).

The newly established trade park has attracted a strong line up of tenants including Complete Office Solutions, The Bathroom Cladding Shop, Excel RAC Ltd and Polar Front Ltd.

Portobello Trade Park was partially funded by The North East Local Enterprise Partnership, who agreed to provide a £982,000 loan from the Growing Places North East Investment Fund, the scheme also received £2.75m from the European Regional Development Fund.

HTA Real Estate and Naylor's are joint letting agents on the scheme.

ne North East Commercial Property & Business Agents



NE1045

CONVENIENCE / OFF LICENCE, SUNDERLAND

T/over circa £200,000 per annum. Same family ownership since 1985. Prominent corner location in residential area, close to Town centre. High levels of captive trade. Includes 5 bed maisonette. EPC - B/C.

F/HOLD £195,000



NE1037

RETAIL INVESTMENT, STOCKSFIELD

Ground floor lock up retail unit Shop currently rented at £10,747 p.a on 10 year lease from 2010. 3 yearly rent reviews at a fixed rate of 10%. 3 parking spaces to the rear. EPC - C.

F/HOLD £97,500



NE1042

BISTRO/RESTAURANT, GOSFORTH

Prominent position within popular residential location. Sales in the region of £2,500-£3,200 weekly. Internal seating for 36-42 covers. Currently trading evenings only. Fully equipped premises. EPC - D.

L/HOLD £49,950



NE1039

RESTAURANT OPPORTUNITY, JESMOND

Located on Holly Avenue West. Extends to 1,700 sq.ft. Currently Indian restaurant but suitable for other uses. Excellent fit and finish. 60 - 70 covers plus bar and waiting area. EPC - D.

L/HOLD OFFERS OVER £45,000



NE1047

FURNITURE SUPPLIES, WASHINGTON

Projected turnover circa £50,000 - £100,000 per annum. Sourcing, manufacturing and delivery furniture business. 3,200 sq.ft. warehouse with additional sales area. Broad and expanding customer base. EPC - E.

L/HOLD £35,000 plus stock



NE1046

BRIDAL BOUTIQUE, VILLAGE SETTING

Turnover circa £100,000 per annum. Gross profit margin 60%. Exclusive designers and lines. Relatively short trading hours (3 day week). Reputable and regarded operation. EPC - D.

LEASEHOLD £29,950/OFFERS plus stock



NE1048

CAFÉ & SANDWICH BAR, SUNDERLAND

Sales in the region of £1,500 per week. Service and seating area plus forecourt. Busy main road location in pleasant area. New lease available. Low overheads. Ideal 1st time venture. EPC - B/C.

L/HOLD £25,000



NE883

HOT FOOD OPPORTUNITY, CHESTER LE STREET

Extends to 1,500 sq.ft. (139.4 sq.m). Additional staff and kitchen areas. Located opposite Market Place. Suitable for alternative uses. Additional upper floor available. EPC - C.

ASKING RENT £18,000 per annum



NE1060

OFFICE SUITE, GOSFORTH

First floor open plan office suite. Useable office space circa 750ft² (69.7m²). Pleasant location off High Street. Tea point and separate toilet facilities. Central heating and intercom system. EPC - C.

ASKING RENT £12,000 per annum

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