

LOT 33 - Gateshead

Commercial Auction - 10th June 2026

allsop



N.B. For identification purposes only

Long Leasehold Warehouse Investment

Unit 1 Kingsway Court, Kingsway South, Team Valley Trading Estate, Gateshead, Tyne & Wear, NE11 0SH

LOT 33 - Gateshead Long Leasehold Warehouse Investment

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GUIDE PRICE *

£1.5M - £1.6M

Gross Initial Yield 8.77%

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Live Stream (the first lot to be offered at 11.00 am)



Key Features

- VAT is applicable
- Let to Smiths News Trading Limited until 2030
- Comprises a modern warehouse with ancillary office accommodation extending to approx. 1,651.84 sq m (17,780 sq ft)
- Total site area approx. 1.08 acres
- Prominent position fronting Kingsway South close to Primula, Zentia & Gateshead College as well as Team Valley Retail Park
- Team Valley Trading Estate is one of the North East's premier business estates
- Immediate access to the A1(M)

Current Gross Rent Reserved

£131,550 p.a.

Tenure

Leasehold. Held on a lease for 125 years less 5 days from 12th April 1996 at a peppercorn ground rent.

Location

- ★ Gateshead is located on the southern bank of the River Tyne, some 1 mile south of Newcastle city centre
- ▲ Gateshead benefits from excellent road communications, with direct access to the A1(M), which provides links north to Newcastle and south to Durham and Leeds
- 📍 Team Valley Trading Estate is regarded as one of, if not the, premier business park in the North East & benefits from direct access to the A1
- 🛣️ The property is situated on the east side of Kingsway South, the main throughfare through the estate, c.700m from its junction with the A1
- ✈️ Newcastle International Airport is located approximately 10 miles to the north-west, providing daily flights to the principal domestic destinations and major European cities.
- 🏪 Occupiers close by include Primula, Zentia, Gateshead College, and DHL as well as Team Valley Retail Park and Sainsburys

VAT - VAT is applicable to this lot.

Allsop

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Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
Smiths News Trading Limited ⁽¹⁾	Warehouse	1,357.9 sq m	14,616 sq ft	10 years from 01.04.2020 Rent Review in 5th Year Tenant break option in 2025 - Not Exercised FR& I	£131,550 p.a.	Reversion 2030
	Ground Floor Office	146.97 sq m	1,582 sq ft			
	First Floor Office	146.97 sq m	1,582 sq ft			
	Subtotal	1,651.84 sq m	17,780 sq ft			

(1) For the year end 30.08.2025, Smiths News Trading Limited reported a turnover of £1,057,400,000, a pre-tax profit of £44,700,000, shareholder's funds of £41,300,000, and a net worth of £38,900,000 (Source: Experian 22.05.2026).

Smiths News is the UK's largest newspaper and magazine wholesaler, serving over 22,400 retail outlets in England and Wales, and holds 55% of the market share. Dating back to 1792 today the company distributes a diverse range of print media to 24,000 customers 364 days a year. Website: www.smithsnews.co.uk

N.B. Not inspected by Allsop, floor areas provided by the Vendor.

Featured 1



N.B. For identification purposes only

Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



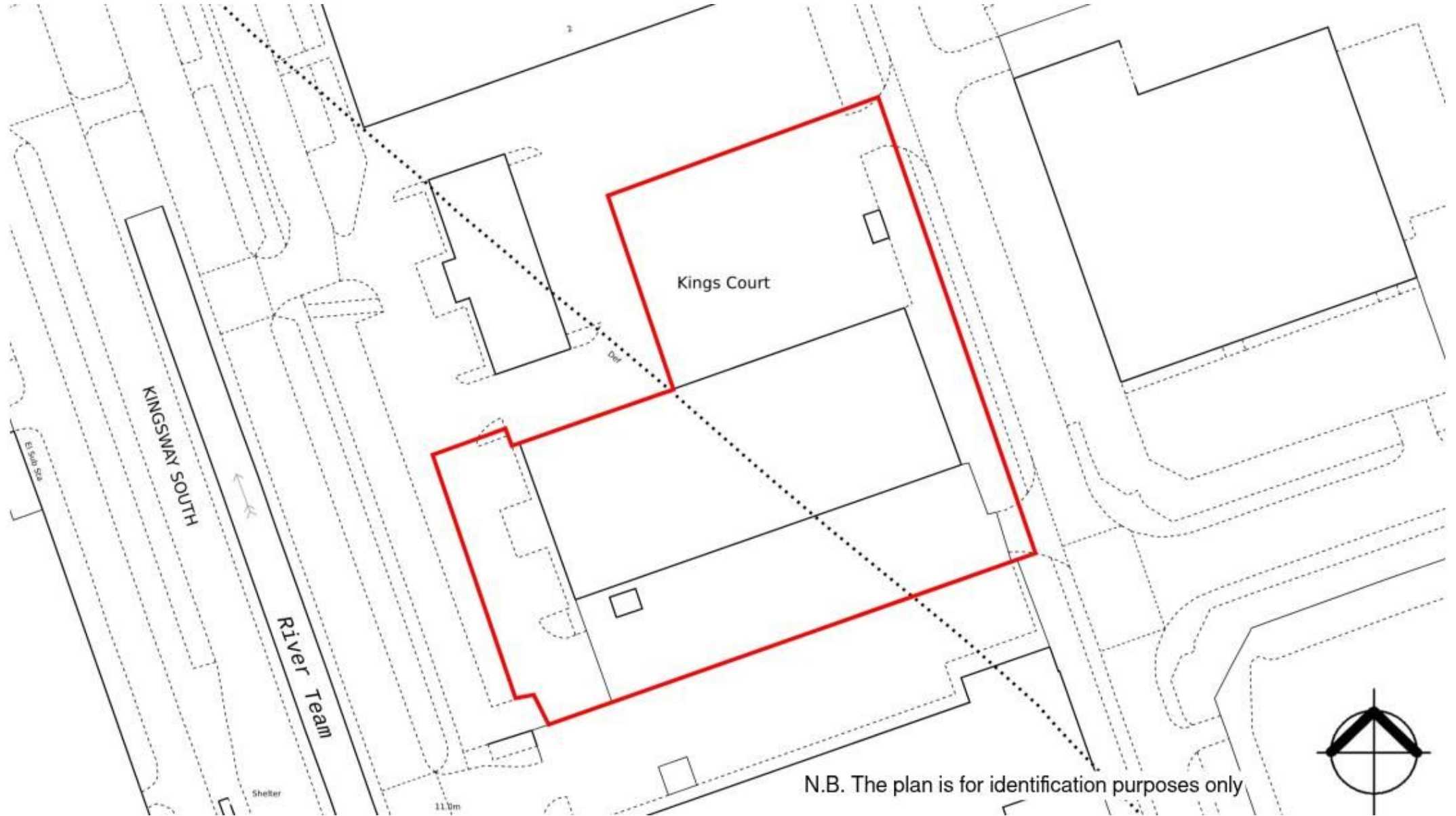
Featured 7



Featured 8



Pro map







Disclaimer

- - -**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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