



6 WEEK COMPLETION

SITUATION

Located close to the junction with Emily Street within this established retail parade opposite **Teesside University** and **Evening Gazette Office** and close to a **Large Student Accommodation Block** on this busy road less than a mile from the city centre.

Middlesbrough is the principal town of Teesside and is situated approximately 35 miles to the south-east of Newcastle-upon-Tyne and 45 miles to the north of York with easy access via the A1, A19 and A66.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on the First and Second Floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'10"
Internal Width	17'11"
Shop and Built Depth	85'8"
Sales Area	Approx 1,470 sq ft

First Floor Ancillary

Area	Approx 890 sq ft
2 WCs	

Second Floor Ancillary

Area	Approx 275 sq ft
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VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Service Point (UK) Ltd (document and facilities management having 30 UK branches and located in 7 other countries - Visit www.servicepoint.com) (Not in occupation)** for a term of 20 years from 22nd December 1999 at a current rent of **£8,600 per annum** exclusive.

Rent Review 2014



£8,600 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Nelson & Co - Tel: 01279 653 157
Ref: Ms Claire Nelson - Email: carolyn.pihl@nelsoncosolicitors.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts