

6 WEEK COMPLETION



SITUATION

Located within this established parade close to the junction with Catcote Road, adjacent to a **One-Stop Convenience Store** and near to an **NHS Hartlepool Care Trust, Coral** and **Nisa Local**.

Hartlepool lies on the north-east coast some 13 miles north-east of Darlington and 9 miles north of Middlesborough, enjoying excellent road access via the A19 trunk road.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with internal access to **Ancillary Storage/Staff Accommodation** at first floor level.

There is a gated yard to the rear with parking for 1 car.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'8"
Internal Width	21'3"
Narrowing at rear to	11'7"
Shop Depth	33'2"
Built Depth	68'1"

First Floor

Storage/Staff WC	Approx 505 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 **Lloyds Pharmacy Ltd (see Tenant Profile)** for a term of 10 years from 3rd April 2007 at a current rent of **£10,847 per annum** exclusive.

Rent Reviews 2013 and 3 yearly linked to RPI

TENANT PROFILE

Lloyds Pharmacy is the largest community pharmacy operator in the UK with over 1,650 branches. (Source: www.lloydspharmacy.com). Turnover for the year ending 31st December 2010 was £1.75 billion, pre-tax profits £104.69 million and net worth £66.21 million.

The ultimate holding company is Deu Franz Haniel & Cie GMBH with its UK parent company being Admenta UK Plc which according to last published accounts has substantial net worth of £458.4 million.

Note: The tenant has not exercised the break clause due in April 2012.

£10,847 per annum

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

VENDOR'S SOLICITORS

Vincent, French & Browne - Tel: 020 7831 4994
Ref: Ms Jill Mehrji - Email: info@vfb.co.uk

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