

6 WEEK COMPLETION



SITUATION

Located directly off the A693 on this well established modern Industrial Park which benefits from easy access to the A1(M) (Junction 63) and lies approximately 8 miles north-west of Durham and 10 miles south-west of Newcastle-upon-Tyne.

PROPERTY

A modern **Light Industrial/Commercial Unit** with on-site parking.

ACCOMMODATION

Site Frontage	287 ft
Site Depth (max)	214 ft
Site Area Approx	1.29 acres
GIA Approx	12,163 sq ft*

*Not inspected by Barnett Ross. Area supplied by Vendor

VAT is NOT payable in respect of this Lot

FREEHOLD

£2,500 per annum

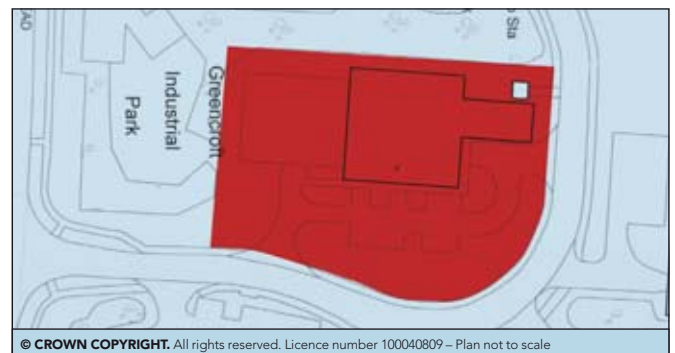
The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

TENANCY

The entire property is let on a full repairing and insuring lease to **Investaac Ltd, D. Robison and D & A Stevenson** for a term of 125 years from 11th April 1990 at a current rent of **£2,500 per annum** exclusive **rising by 25% in 2017 (£3,125 p.a.) and 10 yearly thereafter (also by 25% on each previous rent payable at the relevant review date throughout the term of the lease).**

Note 1: The Freeholder insures. Current sum insured is £1,343,863. Current premium £3,980.14.

Note 2: The tenant has sublet the property as a Soft Play Centre with Café.



VENDOR'S SOLICITORS
W T Jones – Tel: 020 7405 4631
Ref: P. Hambleton Esq – Email: pch71@aol.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