

6 WEEK COMPLETION



SITUATION

In the heart of this popular seaside town in between a **Swinton** and **British Red Cross**, close to the Clock Tower at the intersection with the pedestrianised High Street East and close to such multiples as **HSBC, Blockbuster, Age UK, William Hill, Natwest** and many more.

Redcar lies on the A1085 enjoying fast links with the A66 and A19 some 6 miles east of Middlesbrough and 21 miles east of the A1(M).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-------|
| Gross Frontage | 17'5" |
| Internal Width | 16'5" |
| Shop Depth | 41'0" |
| Built Depth | 46'4" |

WC

First Floor Storage

| | |
|------|-------------------|
| Area | Approx. 230 sq ft |
|------|-------------------|

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a repairing and insuring lease to **R. Dunford as a Cycle Shop** for a term of 3 years from 18th March 2013 at a rent of **£5,200 per annum** exclusive.

Note: The lease is excluded from s.24 – 28 of the Landlord & Tenant Act 1954.



£5,200 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Blaser Mills - Tel: 01923 776211
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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 £600 (including VAT) upon exchange of contracts