



6 WEEK COMPLETION

SITUATION

Located close to the junction with Beverley Road, in this established parade adjacent to a **Coral** and close to a **Sainsbury's Local** and serving the surrounding residential area which includes Beverley & Prince Bishop schools, a Residential Care Home and nursery.

Middlesbrough is the principal town of Teeside and is situated approximately 35 miles 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 separate rear access to a **Self-Contained Flat** at first floor level. In addition, there is a rear service area for unloading.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'2" Internal Width 16'1" Shop Depth 49'6" Built Depth 71'1" Sales/Kitchen Area Approx. 790 sq.ft WC	Mr A Mahmud (Takeaway)	15 years from 17th July 2009	£10,000	FRI Rent Review 2019 We are informed the tenant spent approx. £70,000 fitting out in 2009
First Floor Flat	Not Inspected	Individual	99 years from 24th June 2004	Peppercorn	FRI
TOTAL				£10,000	

£10,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

DLH Solicitors - Tel: 01200 538 578
Ref: D. Hester Esq - Email: dominic@dlhsolicitors.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 £500 (including VAT) upon exchange of contracts