

6 WEEK COMPLETION



SITUATION

Located close to the junction with Beverley Road, in this established parade adjacent to a **Sainsbury's Local** and near a **Coral** 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 42'5" Built Depth 71'1" Bakery/Sales Area Approx. 635 sq ft Rear Store Area Approx. 190 sq ft WC	Mr N & Mrs L Reece (Café/Bakery)	10 years from 29th September 2014 (Tenant in occupation approx. 10 years)	£9,000	FRI Rent Review 2019
First Floor Flat	Not Inspected	Individual	99 years from 24th June 2004	Peppercorn	FRI
TOTAL				£9,000	

£9,000 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
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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 £500 (including VAT) upon exchange of contracts