



**SITUATION**

Located in the town centre, adjacent to **Lloyds Pharmacy**, opposite a **Post Office** and nearby a **Co-Operative Food**. Loftus lies some 12 miles south-east of Middlesbrough.

**PROPERTY**

An attractive period end of terrace building comprising **2 Ground Floor Shops**.

**VAT is NOT applicable to this Lot**

**TENURE**

**Units A & B are each Leasehold for a term of 125 years from 18th June 2008 (thus having over 115 years unexpired) at a total ground rent of £250 p.a.**



**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit A (Ground Floor Shop)	Gross Frontage 14'0" Internal Width 12'9" widening to 16'2" Shop & Built Depth 32'8" WC	<b>R. Grimwood</b> (Estate Agents – Awarded 'Best in County' Award for the 4th year running at The ESTAS)	For a term expiring February 2021	£4,200	FRI
Unit B (Ground Floor Shop)	Gross Frontage 13'5" Internal Width 12'6" widening to 14'8" Shop & Built Depth 31'11" WC	<b>C. L. Todd</b> (Hairdressers)	3 years from 1st January 2017	£4,800	IRI plus shop window. <b>Note: The tenant has requested a new 5 year lease from 2018 or for a reversionary 5 year lease to commence January 2020.</b>
<b>TOTAL</b>				<b>£9,000</b>	

**£9,000 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
Spire Solicitors LLP – Tel: 01953 453 143  
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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 £750 (including VAT) upon exchange of contracts