

View along Market Street



6 WEEK COMPLETION



SITUATION

The property is located on Kirkby Stephen’s main retail thoroughfare, nearby an **HSBC** and a **Barclays Bank** as well as a variety of local traders all serving the surrounding residential area.

Kirkby Stephen is a small market town lying approximately 35 miles west of Darlington and 25 miles north-east of Kendal benefiting from good road links via the M6 (Junction 38) and the A66 via the A685.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level. The property benefits from a conveyor belt between ground and first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	35'6"
Internal Width	28'8"
Shop Depth	58'6"
Built Depth	74'10"
Sales/Store Area	Approx 1,953 sq ft

First Floor

Store/Staff Area	Approx 1,212 sq ft
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Gents/Ladies WC's

Total Area **Approx 3,165 sq ft**

VAT is payable in respect of this Lot (TOGC available)

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Co-Operative Group Food Ltd (See Tenant Profile)** for a term of 25 years from 9th February 1999 **(expiring in 2024)** at a current rent of **£12,000 per annum** exclusive.

Rent Reviews 2014 (Outstanding) and 2019

TENANT PROFILE

The Co-operative Group Food Limited is a subsidiary of The Co-operative Group which is the UK’s largest mutual business owned by more than 8 million members. The group operates over 3,500 outlets and employing approaching 70,000 people. (Source: www.co-operative.coop).

£12,000 per annum

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The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

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

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