



**SITUATION**

Located in this established parade only a short distance from the main retailing area at Stockton High Street. Stockton lies some 3 miles west of Middlesbrough and 30 miles south of Newcastle-upon-Tyne.

**PROPERTIES**

Comprising **4 Ground Floor Shops** each benefitting from rear access for unloading via a communal rear corridor.

**VAT is NOT applicable to these Lots**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 12</b> *Reserve below <b>£5,000</b>	No. 46 Yarm Lane (Corner Shop)	Gross Frontage 21'8" Return Frontage 16'0" Internal Width 20'10" Shop Depth 28'2" Communal WC	<b>M P Singh &amp; G K Sanga</b>	150 years from 18th December 2006	£520	FRI <b>Freeholder insures – Current sum insured £126,875. Current Premium £425.65.</b>
<b>Lot 13</b> *Reserve below <b>£20,000</b>	No. 52/53 Prince Regent Street (Double Shop)	Gross Frontage 40'1" Internal Width 39'8" Shop Depth 43'11" 2 WCs	<b>H A Abdula</b>	150 years from 2nd December 2005	£2,000	FRI <b>Freeholder insures – Current sum insured £253,750. Current Premium £849.99.</b>
<b>Lot 14</b> *Reserve below <b>£2,500</b>	No. 54/55 Prince Regent Street (Double Shop) Not Inspected	Gross Frontage 29'10" Internal Width 29'11" Shop Depth 32'8" Communal WC	<b>Riverside Properties Ltd</b>	125 years from 25th November 2002	£250	FRI <b>Freeholder insures – Current sum insured £253,750. Current Premium £1,472.32.</b>
<b>Lot 15</b> *Reserve below <b>£2,500</b>	No. 56 Prince Regent Street (Shop)	Gross Frontage 14'1" Internal Width 12'10" Shop Depth 27'7" Communal WC	<b>R Singh &amp; B Kaur</b>	125 years from 10th June 2003	£250	FRI <b>Freeholder insures – Current sum insured £152,250. Current Premium £510.33.</b>

**VENDOR'S SOLICITORS**

Macrocy Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward - Email: martina@macrocyward.co.uk

The Surveyors dealing with these property are **JOHN BARNETT** and **NICHOLAS LEIGH**

\* 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) per lot upon exchange of contracts