



SITUATION

In the heart of this popular seaside town, opposite the junction with Walker Street, close to the Clock Tower and at the intersection with the pedestrianised High Street East and close to such multiples as **Halifax, Age UK, William Hill, NatWest, Barclays Bank** and more.

Redcar lies on the A1085 enjoying fast links with the A66 and A19 some 6 miles east of Middlesbrough and 21 miles east of the A1(M).

PROPERTY

A mid terrace building comprising a **Ground Floor Double Shop** with separate front access to **4 Self-Contained Flats** on the first and second floors which were all refurbished in 2014 and benefit from an intercom system. The shop benefits from a rear access for unloading as well as parking for **4 cars**.

VAT is applicable to this Lot

FREEHOLD



£47,760 per annum

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

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

View Along High Street



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 45'9" Internal Width 44'2" Shop Depth 71'11" Built Depth 85'3" Area Approx.3,550 sq ft incl. 3 WCs	Pertemps People Development Group Ltd t/a APM (Recruitment Agency) (Having over 400 offices in Australia, New Zealand & the UK)	5 years from 16th November 2011	£33,000	FRI
Flat A (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹	Individual	1 year from 11th December 2014	£3,600	AST Holding Over
Flat B (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 16th December 2014	£4,020	AST Holding Over
Flat C (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹	Individual	1 year from 13th December 2014	£3,540	AST Holding Over
Flat D (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹	Individual	6 months from 21st November 2014	£3,600	AST Holding Over
TOTAL				£47,760	

¹Not inspected by Barnett Ross

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: B. Dubiner - Email: bd@bnilaw.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