



SITUATION

Occupying a prominent trading position adjacent to **Age UK** and opposite the **Castle Gate Shopping Centre** in the main retail thoroughfare being amongst other such multiples as **Betfred, Specsavers, NatWest, British Heart Foundation, Boots, Iceland** and many more. Stockton lies some 3 miles west of Middlesbrough, 30 miles south of Newcastle-upon-Tyne and enjoys excellent road access with the A66 and A19.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop and Basement** with internal access to **Ancillary Accommodation** at first and second floor levels.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'5"
Internal Width	14'7"
Shop Depth	78'8"
Built Depth	82'10"
Sales Area	Approx. 1,050 sq ft plus WC

Basement (max height 5'5")

Approx. 840 sq ft

First Floor Storage

Approx. 635 sq ft

Second Floor Storage

(currently used as a flat)

Approx. 645 sq ft

Total Area

Approx. 3,170 sq ft

TENANCY

The entire property is let to **G. Peacock as a Gaming Café** (visit: www.gameonretro.com) for a term of 5 years from 18th August 2014 at a current rent of **£7,000 per annum** exclusive.

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The Surveyors dealing with this property are **JONATHAN ROSS** and **JOSHUA PLATT**

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

VENDOR'S SOLICITORS

Spratt Endicott Solicitors – Tel: 01295 204111
Ref: Ms Emma Buck – Email: ebuck@se-law.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 £750 (including VAT) upon exchange of contracts