



SITUATION

Located close to the junction with Cockerton Green in this mixed commercial and residential area, adjacent to **The Co-Operative Food** and amongst such other multiple retailers as **Greggs, Age UK, Cooplands, Heron Foods, William Hill** and a host of local traders. Cockerton lies approx. 1 1/2 miles west of Darlington city centre and 12 miles west of Middlesbrough and benefits from excellent road links via the A1(M) (Junctions 57 and 58).

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with internal access to a **Preparation Room** on the first floor. In addition, there is a rear communal service area and a large public car park to the rear.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'5"
Internal Width	17'3"
Shop & Built Depth	39'6"
WC	

First Floor Preparation Room

Area	Approx. 300 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **N.J. Alderson as a Butcher** for a term of 20 years from 24th April 2008 at a current rent of **£14,000 per annum** exclusive.

Rent Review and Tenant's Break 2023.

Note: The tenant did not operate his April 2018 Break Clause.

£14,000 per annum

The Surveyors dealing with this property are
John Barnett and Joshua Platt

Joint Auctioneers

Robert Irving Burns
Tel: 020 7637 0821 Ref: Anthony Reiff
Email: anthony.reiff@rib.co.uk

Vendor's Solicitors

Nicholas & Co
Tel: 020 7323 4450 Ref: Nick Nicholas
Email: nick.nicholas@nicholassolicitors.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page