

6 WEEK COMPLETION



SITUATION

Close to the junction with the A135 (Yarm Road) only a short distance from the main retailing area of Stockton. There is a pay and display car park to the rear of the property. 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 single storey building comprising a **Ground Floor Double Shop**. The property also benefits from rear access for unloading via a communal rear corridor.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage 30'2"
Internal Width 29'11"
Shop Depth 30'4"
Sales Area Approx 880 sq ft
Rear WC (shared with adjoining users)

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 25th November 2002 (115 years unexpired) at a fixed ground rent of £250 per annum.

Offered with FULL VACANT POSSESSION.

View of the Parade opposite the Property



Vacant Double Shop

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



JOINT AUCTIONEERS

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VENDOR'S SOLICITORS

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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 £275 (including VAT) upon exchange of contracts