



SITUATION

Forming part of an established shopping precinct which includes a **One-Stop** serving the surrounding residential area which includes primary schools and leisure facilities. Ormesby lies 2 miles south east of Middlesbrough town centre and is situated approximately 35 miles south east of Newcastle city centre and benefits from good road links via the A174 which connects the A19.

PROPERTY

Forming part of a parade comprising **4 Ground Floor Shops (one of which is a Double Shop)** benefiting from ample front customer parking.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 7 (Ground Floor Shop)	Internal Width 13'10" Shop Depth 32' 8" Built Depth 39'11" WC	A. Haider	5 years from 17th January 2013	£2,700	Effectively FRI The property has been sub-let as a News/Conf/Tob
Units 8 & 9 (2 Ground Floor Shops)	Not Inspected	A. Haider (Takeaway)	5 years from 17th January 2013	£6,750	Effectively FRI Unit 9 has been sub-let as a Hairdresser
Unit 10 (Double Shop)	Internal Width 28'11" Shop Depth 34' 8" Built Depth 42'10" Sales Area Approx 945 sq ft 2 WC's	Ladbrokes Betting & Gaming Ltd (Having approx. 2,200 branches) (T/O for Y/E 31/12/12 £770.9m, Pre-Tax Profit £172.1m and Net Worth £983.8m)	10 years from 25th March 2013	£6,000	Effectively FRI Rent Review and Tenant's Break 2018
TOTAL				£15,450	

£15,450 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

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 £500 (including VAT) upon exchange of contracts