



6 WEEK COMPLETION

SITUATION

Occupying a busy trading position in the town centre, close to the junction with Corporation Road, adjacent to the **British Heart Foundation** and amongst other such multiples as **Debenhams, Specsavers, House of Fraser, Age UK, Burger King** and many more. The **Cleveland Shopping Centre** is also within close proximity as well as the town's main bus station located diagonally opposite.

Middlesbrough is the principal town of Teeside and is situated approximately 35 miles to the south-east of Newcastle-upon-Tyne and 45 miles to the north of York with easy access via the A1, A19 and A66.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

VAT is NOT payable in respect of this Lot

FREEHOLD

£16,000 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	16'4"
Shop & Built Depth	53'9"

First Floor Ancillary

Area	Approx. 413 sq ft
2 WCs	

TENANCY

The entire property is let on a full repairing and insuring lease to **Rihans Limited as a Phone Accessories Store** for a term of 5 years from 7th October 2015 (**see Note 1**) at a current rent of **£16,000 per annum** exclusive (**see Note 2**).

Note 1: The tenant has recently relocated to this shop from another position in the town.

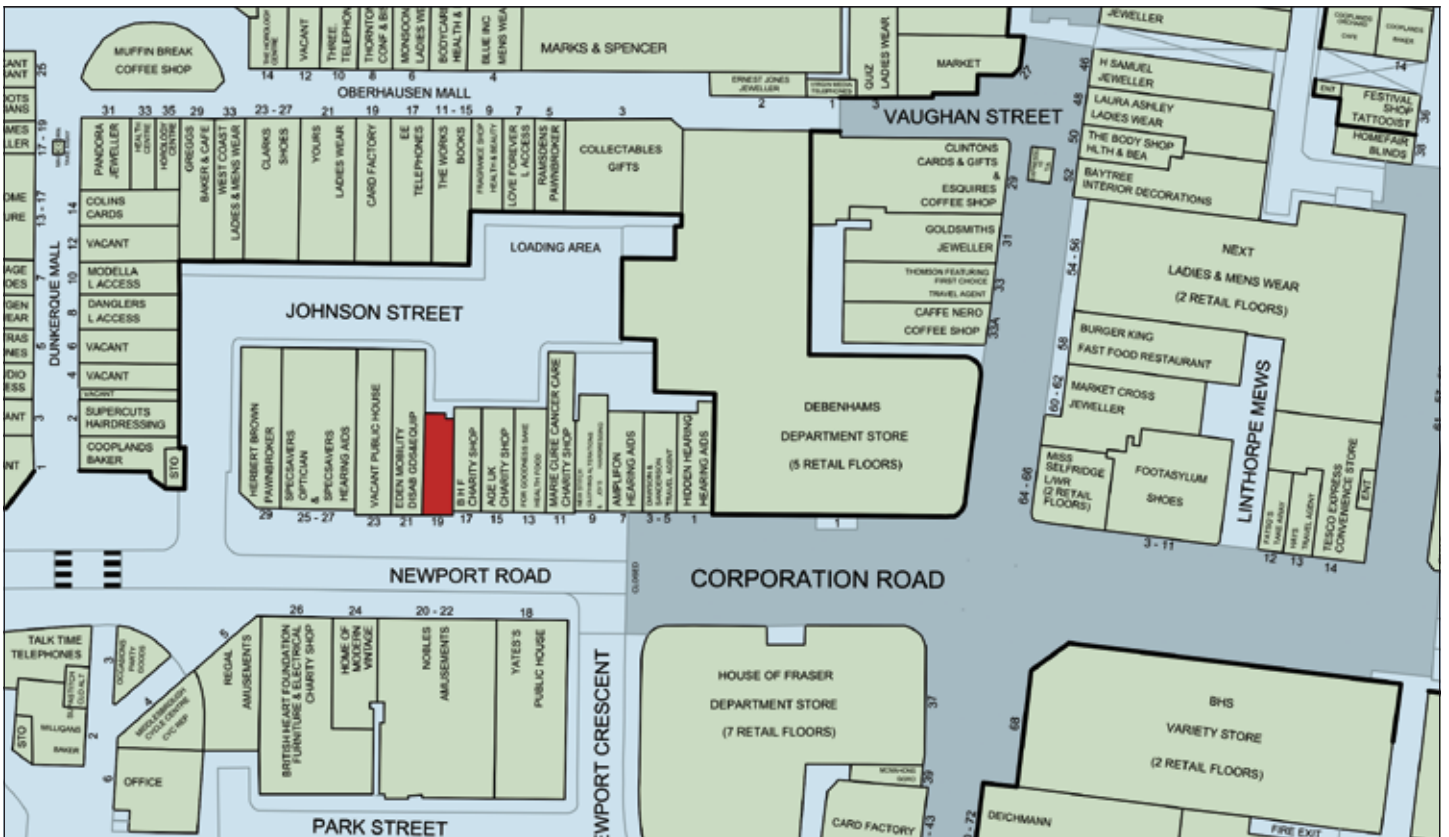
Note 2: The current rent is £8,000 p.a. until 7th October 2016 and the Vendor will make up the rent shortfall on completion.



JOINT AUCTIONEERS
Boddy & Edwards, 5 Riverview, Walnut Tree Close,
Guildford, Surrey GU1 4UX
Tel: 01483 322 500 Ref: B. Munday

VENDOR'S SOLICITORS
Downs Solicitors LLP - Tel: 01483 411 522
Ref: M. Debens - Email: m.debens@downslaw.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



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