

6 WEEK COMPLETION



SITUATION

Located to the immediate west of Marske town centre within this well established industrial estate being well served by nearby Longbeck Railway Station and benefits from good road links via the A174 and A19. Marske lies on the north-east coast, approx. 2 ½ miles south-east of Redcar and 8 ½ miles south-east of Middlesbrough.

PROPERTY

A Detached Industrial Building comprising 7 Units (1 double unit and 5 single units) with 15'8" eaves height each with a roller shutter door and forecourt parking/loading area. In addition, the Units have use of 2 communal WCs.



VAT is NOT payable in respect of this Lot

FREEHOLD



£23,940 per annum

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

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

VENDOR'S SOLICITORS

BBS Law Ltd - Tel: 0161 832 2500
Ref: E. Murphy - Email: eoin@bbslaw.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



View along Longbeck Road

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Units 1 & 2	Ground Floor GIA Approx. 1,860 sq ft Mezzanine Floor GIA Approx. 960 sq ft incl. Kitchen & WC Total GIA Approx. 2,820 sq ft	Darren Knight (Car Repairs)	3 years from 1st February 2016 (in occupation since 2006)	£6,600	FRI (Law Society Lease)
Unit 3	GIA Approx. 875 sq ft	Abridge Construction Ltd (Builders)	3 years from 16th January 2015	£2,700	FRI (Law Society Lease)
Unit 4	Ground Floor GIA Approx. 960 sq ft Mezzanine Floor GIA Approx. 225 sq ft Total GIA Approx. 1,185 sq ft	CMJ Joinery Ltd (Joiners)	6 years from 1st May 2012 (in occupation since 2009)	£3,120	FRI (Law Society Lease)
Unit 5	GIA Approx. 1,935 sq ft	AAA Roofing Ltd (Roofers)	3 years from 28th January 2014	£4,200	FRI (Law Society Lease)
Unit 6	GIA Approx. 2,240 sq ft	Frontline Taxis Ltd (Car Repairs/Taxi Service)	5 years from 1st January 2012	£4,200	FRI (Law Society Lease)
Unit 7	GIA Approx. 1,135 sq ft	B. Cowling (Workshop/storage for a steel fabricator)	3 years from 17th July 2013 (in occupation since 2010)	£3,120 (See Note 1)	FRI (Law Society Lease) Note 1: The lease stipulates the rent is to increase to £5,196 in 2015, but the Vendor has not yet demanded the increase
Total GIA Approx. 10,190 sq ft			TOTAL	£23,940	

Note 2: The vendor currently has a waiting list for tenants wishing to rent these units.