



SITUATION

Occupying a prominent trading position adjoining **Optical Express**, being within close proximity to a number of multiple retailers including **Barclays, Debenhams, Sports Direct** and **Tesco Express**. In addition, the property lies a few hundred yards away from **The Cleveland Centre** (Middlesbrough's largest shopping centre) which also hosts multiples such as **Poundland, Iceland, HMV, Foot Locker** and many others.

Middlesbrough is the principal town of Teeside and is situated approximately 33 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 Bar** with internal access to **Ancillary Accommodation** at first and second floor levels.

ACCOMMODATION

Ground Floor Bar

Internal Width	17'6"
Shop Depth	31'6"
Built Depth	36'10"
Sales Area	Approx. 580 sq ft

First Floor Ancillary Area Approx. 260 sq ft plus WCs

Second Floor Ancillary Area Approx. 425 sq ft

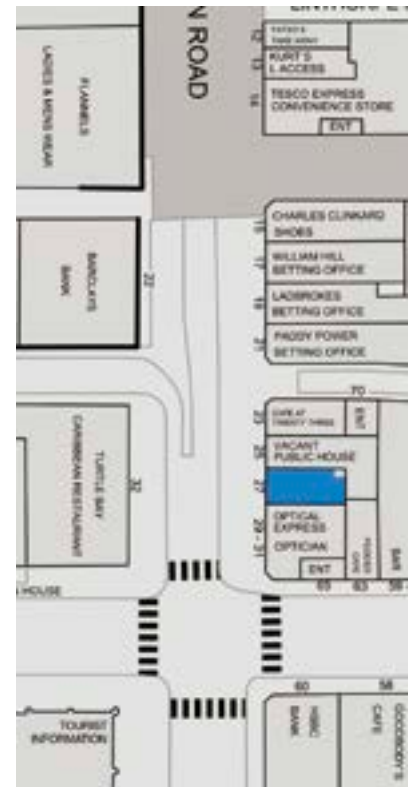
VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **The Style Council Ltd** as a **Gin/Cocktail Bar** for a term of 10 years from 1st May 2018 at a current rent of **£13,500 per annum** exclusive.

Tenant's Break 2021



£13,500 per annum

The Surveyors dealing with this property are
Elliott Greene and Joshua Platt

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

Vendor's Solicitors

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