



SITUATION

Located in this mixed commercial and residential thoroughfare, opposite **Tesco Express** and **Heron Foods** and amongst such multiples as **William Hill**, **Post Office** and a host of local traders. Sacriston lies approx. 3 miles north of Durham and 15 miles south of Newcastle-upon-Tyne and benefits from good road links via the A1(M) and the A167.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'3"
Internal Width	14'3" (max)
Shop Depth	30'0"
Built Depth	43'10"
WC	

First Floor Ancillary Area Approx. 400 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an internal repairing and insuring lease to **The Salvation Army Trustee Company as a Charity Shop (having over 400 branches)** for a term of 6 years from 21st January 2019 **(in occupation for over 10 years)** at a current rent of **£5,080 per annum** exclusive.

Rent Review and Tenant's Break 2022



View opposite of Tesco & Heron Foods



£5,080 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Marsden Rawsthorn
Tel: 01772 799 601 Ref: Nicola Fairhurst
Email: nfairhurst@marsdenrawsthorn.com

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page