

Middlesbrough
9 Albert Road
Cleveland
TS1 1PQ

On the instructions of A Kisby FRICS
and V Liddell MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers



- **Freehold Take-Away and Residential Investment**
- Town centre location
- Lease expires 2023
- Rent Review 2017

Tenure

Freehold.

Location

Middlesbrough is the major town within the Teesside conurbation, with an urban area population of close to 150,000. The town is located 40 miles south of Newcastle upon Tyne, 50 miles north of York and 64 miles north of Leeds. The A19 provides access to Junction 60 of the A1(M), 10 miles to the north-west, and the A66 provides access to Junction 57 of the A1(M), 14 miles to the west.

Current Rent Reserved
£12,000 pa

The property is situated on the west side of Albert Road, a short distance to the south of Middlesbrough Rail Station. Occupiers close by include RBS, Flaves and a range of bars, offices and shops.

Description

The property is arranged on ground and three upper floors to provide a shop at ground floor level, which is presently trading as a take-away together with residential accommodation over the upper floors.

The property provides the following accommodation and dimensions:

Ground Floor 49.90 sq m (537 sq ft)
First, Second and Attic Floor: Residential
(Not inspected by Allsop, areas taken from
www.2010.voa.gov.uk)

Seller's Solicitor

Ms J Martin, Foot Anstey LLP.
Tel: 01179 154700.
E-mail: jennifer.martin@footanstey.com



Tenancy

The entire property is at present let to NADEEM AKRAM AND NARCED AKRAM for a term of years from 2nd October 2008 and expiring 2023 at a current rent of £12,000 per annum. The lease provides for rent reviews every 3rd year of the term and contains full repairing and insuring covenants qualified by a record of condition. NB: There is a current application for the assignment of the lease.



VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website
www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

End of Day One

Day two

Lot 140 not to be offered before
11.30 am

**The Dorchester
Park Lane
London W1K 1QA**

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