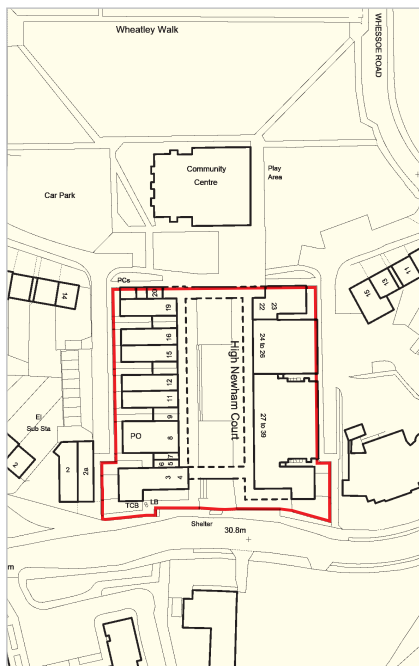


# Stockton-on-Tees High Newham Court Hardwick Cleveland TS19 8PD

- Freehold Shopping Precinct and Residential Investment
- Tenants include Martin McColl Ltd
- Total Current Rents Reserved

**£114,070 pa**  
**plus Vacant Possession**  
**of 6 shops and 13 flats**

**SIX WEEK COMPLETION**  
**AVAILABLE**



## Tenure

Freehold.

## Location

Stockton-on-Tees has a resident population of some 191,600 and is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The town benefits from excellent road communications being 4 miles west of the A19 trunk road and 3 miles north of the A66 dual carriageway which links the A19 with the A1(M) Motorway.

Hardwick is a densely populated residential area located less than 2 miles to the north-west of Stockton-on-Tees town centre, just off the A177.

University Hospital of North Tees is situated within 100m of the property and other occupiers include Subway, Greggs, Nisa Local, a community centre and a healthcare centre. The Meadow Rise residential development is also close by.

## Description

The property is arranged on ground and two upper floors to provide 17 ground floor shop units and 26 flats on the two upper floors. All the ground floor shop units have the benefit of rear service access. The property also includes two adjacent areas of vacant land which are subject to rights of way as detailed in the freehold title.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

## Buyer's Premium

The buyer will pay 0.35% + VAT of the purchase price towards the seller's costs.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Nigel Emmerson, Bond Dickinson LLP. Tel: 0191 279 9546 e-mail: [nigel.emmerson@bonddickinson.com](mailto:nigel.emmerson@bonddickinson.com)

No.	Present Lessee	Accommodation	Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
Unit 9/10	ME Cronin Ltd	Ground Floor 107.5 sq m (1,158 sq ft)	15 years from 02.07.2011. Rent review in 5th and 10th years.		£10,900 p.a.	Reversion 01.07.2026
Unit 14	Martin McColl Ltd	Ground Floor (4) 154.3 sq m (1,660 sq ft)	A term of 10 years from 29.09.2009 (1). Rent review every 5th year		£10,000 p.a.	Reversion 28.09.2019
Unit 15	Vacant	Ground Floor (4) 75.2 sq m (809 sq ft)	–		–	–
Unit 16	Vacant	Ground Floor 67.9 sq m (731 sq ft)	–		–	–
Unit 17	Vacant	Ground Floor (4) 74.7 sq m (804 sq ft)	–		–	–
Unit 18	T Ransom & JS Mann	Ground Floor 67.9 sq m (731 sq ft)	5 years from 21.05.2007. Rent review every 5th year		£6,750 p.a.	Reversion 20.05.2017
Unit 19	S Pike	Ground Floor (4) 105.4 sq m (1,135 sq ft)	10 years from 16.08.2012		£6,500 p.a.	Reversion 15.08.2017
Unit 20/21	S Pike		A term of years from 06.06.2011 expiring 15.08.2017		£2,500 p.a.	Reversion 15.08.2017
Unit 22A	Vacant	Ground Floor (4) 33.05 sq m (356 sq ft)	–		–	–
Unit 22B	–	Ground Floor 61.0 sq m (657 sq ft)	–		–	–
Unit 23 (K1)	Vacant (5)	Ground Floor (4) 261.5 sq m (2,814 sq ft)	–		–	–
Unit 23 (K2/3/4)	Vacant		–		–	–
Unit 24	Hardwick Supermarket Ltd	Ground Floor (4) 401.6 sq m (4,322 sq ft)	10 years from 24.07.2012 (2). Rent review 2017 (6)		£12,000 p.a.	Rent Review 24.07.2017
Unit 30	W Abdullah	Ground Floor (4) 40.0 sq m (430 sq ft)	15 years from 07.08.2000. Rent review every 5th year		£6,500 p.a.	Rent Review 2015
Unit 31	G Chan	Ground Floor 59.6 sq m (641 sq ft)	5 years from 23.04.2013 (3)		£7,000 p.a.	Reversion 22.04.2018
Unit 32	MR J T Davidson	First Floor 28.6 sq m (308 sq ft)	9 years from 01.12.2003 Rent review every 3rd year		£3,500 p.a.	Holding Over
		Second Floor 33.4 sq m (360 sq ft)				
		Total (4) 62.0 sq m (668 sq ft)				
Flat 1	Individual	Two Bedroom Flat	A term from 03.02.2014 expiring 02.08.2014		£4,200 p.a.	Holding Over
Flat 11A	Vacant	One Bedroom Flat	–		–	–
Flat 11B	Individual	One Bedroom Flat	Terms unknown		£3,540 p.a.	Holding Over
Flat 12A	Vacant	One Bedroom Flat	–		–	–
Flat 12B	Individual	One Bedroom Flat	A term from 29.04.2014 to 28.10.2014		£3,540 p.a.	Reversion 28.10.2014
Flat 2	Vacant	Three Bedroom Flat	–		–	–
Flat 25	Individual	One Bedroom Flat	A term from 06.12.2013 expiring 06.06.2014		£3,540 p.a.	Holding Over
Flat 26	Individual	One Bedroom Flat	A term from 30.01.2014 expiring 30.07.2014		£3,360 p.a.	Holding Over
Flat 27	Individual	One Bedroom Flat	A term from 02.05.2013 expiring 01.05.2014		£3,900 p.a.	Holding Over
Flat 28	Individuals	One Bedroom Flat	A term from 13.12.2012 expiring 12.12.2013		£3,900 p.a.	Holding Over
Flat 29	Individual	One Bedroom Flat	A term from 28.03.2013 expiring 27.09.2013		£3,900 p.a.	Holding Over
Flat 3	Vacant	Two Bedroom Flat	–		–	–
Flat 33	Individual	One Bedroom Flat	A term from 06.01.2014 expiring 05.07.2014		£3,540 p.a.	Holding Over
Flat 34	Individual	One Bedroom Flat	A term from 01.06.2004 expiring 31.12.2012		£2,700 p.a.	Holding Over
Flat 35	Vacant	One Bedroom Flat	–		–	–
Flat 36	Vacant	Two Bedroom Flat	–		–	–
Flat 37	Individual	Two Bedroom Flat	A term from 08.07.2013 expiring 07.01.2014		£3,600 p.a.	Holding Over
Flat 38	Vacant	Three Bedroom Flat	–		–	–
Flat 39	Vacant	Three Bedroom Flat	–		–	–
Flat 4	Vacant	Two Bedroom Flat	–		–	–
Flat 40	Vacant	Three Bedroom Flat	–		–	–
Flat 5	Individuals	Two Bedroom Flat	A term from 24.01.2014 expiring 23.06.2014		£4,200 p.a.	Holding Over
Flat 6	Individual	One Bedroom Flat	A term from 11.06.2014 expiring 10.12.2014		£4,500 p.a.	Reversion 10.12.2014
Flat 7a	Vacant	One Bedroom Flat	–		–	–
Flat 7b	Vacant	One Bedroom Flat	–		–	–
Flat 8	Vacant	Three Bedroom Flat	–		–	–
Garage	Vacant	Garage	–		–	–

(1) Lessee's option to determine on 29.09.2014.

(2) Lessee's option to determine on 24.07.2015.

(3) Lessee's option to determine on 22.04.2015

(4) Not inspected by Allsop, areas taken from www.2010.voa.gov.uk

(5) A copy lease is held for a term of 10 years from 21.06.2006. Please refer to legal pack for further information.

(6) Lessee's option to determine on 24.07.2015

**Total £114,070 p.a.**