

Durham

Part First Floor Adelaide House County Durham DH1 1TW



Property Services

On the Instructions of NHS Property Services

- **Leasehold Vacant Office**
- Located on an established business park
- 187.50 sq m (2,021 sq ft) vacant office accommodation
- Asset management opportunity

Tenure

Leasehold. Held for a term of years expiring 2175 (thus having some 158 years unexpired) at a fixed peppercorn ground rent.

Location

The historic cathedral city of Durham is situated on the River Wear, some 18 miles south of Newcastle upon Tyne, adjacent to the A1(M) Motorway. The city boasts a major university and has a resident population of some 36,500.

Vacant

The property is situated on the Belmont Business Park, an established office location approximately 2.5 miles to the north-east of the city centre and close to Junction 62 of the A1(M).

Occupiers close by include British Red Cross (same building), NHS, Siemens, Corepeople and Age UK, amongst others.

Description

The property is arranged on first floor only to provide purpose built office accommodation with car parking for 8 cars.

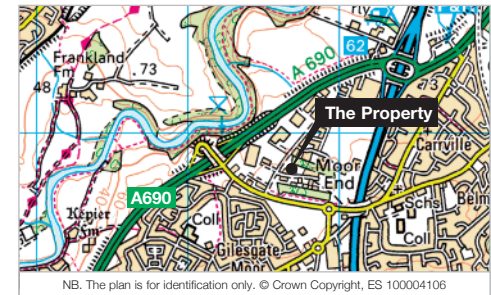
The property provides the following accommodation and dimensions:

First Floor 187.50 sq m (2,021 sq ft)

NB. Not measured by Allsop. Floor areas provided by the Vendor.

Seller's Solicitor

Ms E Howell, Bevan Brittan LLP.
Tel: 03701 943087.
E-mail: eliza.howell@bevanbrittan.com



Tenancy

The property is to be offered VACANT.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 57 Band C (Copy available on website).

Doncaster

17/19 Silver Street South Yorkshire DN1 1HG

- **Freehold Shop Investment**
- Town centre location
- Reversion July 2022

Tenure

Freehold.

Location

Doncaster is one of the major commercial centres of South Yorkshire and is a prosperous market town with a resident population of over 80,000. The town is located 32 miles south-east of Leeds, 22 miles north-east of Sheffield and close to junctions 3 and 4 of the M18 Motorway with the A1(M) within 3 miles of the town centre.

The property is located on the west side of Silver Street, near to its junction with the High Street. Occupiers close by include KFC, Shoe Zone, NatWest and William Hill, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a shop unit with ancillary accommodation and customer seating above.

The property provides the following accommodation and dimensions:

Gross Frontage	8.00 m	(26' 3")
Net Frontage	6.90 m	(22' 8")
Shop Depth	5.75 m	(18' 10")

Current Rent Reserved

£12,000 pa

Tenancy

The entire property is at present let to EPIECO LTD for a term of 5 years from August 2017 at a current rent of £12,000 per annum. The lease contains full repairing and insuring covenants subject to a schedule of condition. The tenant has been trading from the property since 2012. There is a rent deposit deed for £2,000.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 135 Band F (Copy available on website).

Seller's Solicitor

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