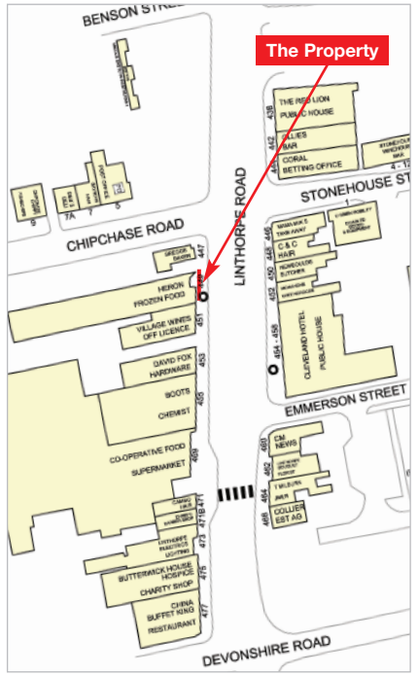
Middlesbrough

449 Linthorpe Road
Linthorpe
Cleveland
TS5 6HX

- **Freehold Shop Investment**
- Busy suburban position
- Entirely let to Heron Foods Ltd
- Reversion 2020
- No VAT applicable
- Future residential potential to upper floors (1)
- Current Rent Reserved

£25,000 pa



Tenure
Freehold.

Location
Middlesbrough is the major town within the Teesside conurbation, with an urban area population of close to 150,000. Linthorpe is a suburb of Middlesbrough located about one mile south of the town centre.
The property is located on the west side of Linthorpe Road, close to its junction with Chipchase Road. Teesside University Middlesbrough is located a short distance to the north.
Occupiers close by include Greggs (adjacent), Coral, Boots, Co-operative Food and a range of local restaurants and traders.

Description
The property comprises a mid terrace shop arranged on ground and one upper floor to provide a ground floor shop with rear ancillary accommodation. The staircase to the first floor has been removed and there is presently ladder access only.

The property provides the following accommodation and dimensions:

Gross Frontage	7.45 m	(24' 5")
Net Frontage	7.00 m	(22' 11")
Shop Depth	33.60 m	(110' 3")
Built Depth	47.20 m	(154' 10")
Ground Floor (NIA)	309.70 sq m	(3,334 sq ft)
First Floor (GIA)	118.75 sq m	(1,278 sq ft)

Tenancy
The entire property is at present let to HERON FOODS LTD for a term of 15 years from 29th July 2005 at a current rent of £25,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
No. of Branches: over 240.
Website Address: www.heronfoods.com
For the year ended 31st December 2015, Heron Foods Ltd reported a turnover of £252.5m, a pre-tax profit of £1.854m, shareholders' funds of £33.62m and a net worth of £30.23m. (Source: Experian 27.02.2017.)

Planning (1)
The first floor may lend itself to future residential accommodation, subject to reinstating a staircase and obtaining all necessary consents. There may be potential to create additional accommodation to the attic, as has been done at the adjacent 451 Linthorpe Road. All enquiries should be made to Middlesbrough Council Planning Department.
www.middlesbrough.gov.uk

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
For EPC Rating please see website.

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 D Homburger Esq, Bude Nathan and Iwanier. Tel: 0208 209 2454 e-mail: dh@bnilaw.co.uk