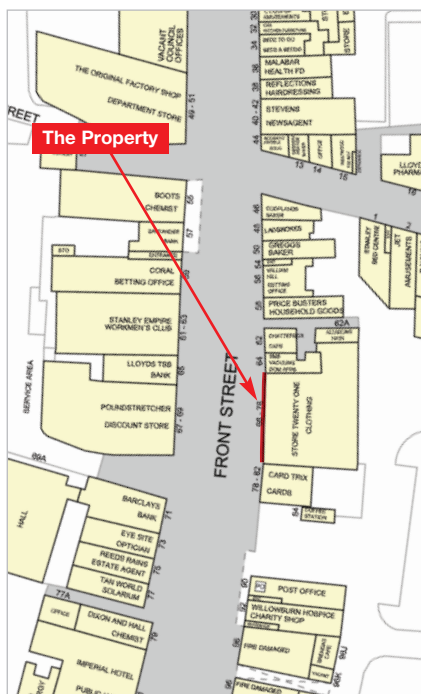


Stanley 68-76 (even) Front Street County Durham DH9 0HU

- **Freehold Shop Investment**
- Let to Grabal Alok (UK) Ltd (t/a Store Twenty One)
- Pedestrianised town centre location
- Lease expiry 2019 (1)
- No VAT applicable
- Rent Review 2014
- Current Rent Reserved
£50,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Stanley has a resident population of 19,000 with 55,000 living within the wider district of Derwentside. The town lies 10 miles south of Newcastle upon Tyne, 8 miles north-west of Durham and 5 miles west of Junction 63 of the A1(M) and Chester-le-Street.

The property is prominently situated on the pedestrianised Front Street which is the main retail thoroughfare in the town. Occupiers close by include Poundstretcher, Lloyds, Barclays, Greggs, Post Office, William Hill and Coral amongst other national and local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop together with ancillary and staff accommodation at ground and first floor levels.

The property provides the following accommodation and dimensions:

Gross Frontage	20.80 m	(68' 3")
Net Frontage	19.90 m	(65' 4")
Shop Depth	20.50 m	(67' 3")
Built Depth	23.10 m	(75' 9")
Ground Floor Sales	504.39 sq m	(5,429 sq ft)
Ground Floor Office	8.36 sq m	(90 sq ft)
First Floor	483.50 sq m	(5,204 sq ft)
Total	996.25 sq m	(10,723 sq ft)

NB. Areas as agreed with previous occupier at rent review.

Tenancy

The entire property is at present let to GRABAL ALOK (UK) LTD for a term of 10 years from 3rd November 2009 at a current rent of £50,000 per annum. The lease provides for a rent review on 3rd November 2014 (subject to a maximum cap of £55,000) and contains full repairing and insuring covenants limited by reference to a schedule of condition.

(1) There is a tenant's break option in November 2014 on 6 months' notice. The tenant has not exercised the break.

Tenant Information

No. of Branches: 200+.

Website Address: www.storetwentyone.co.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

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