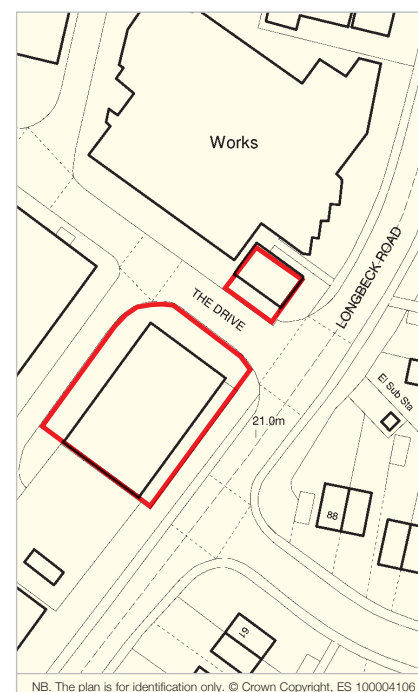


Redcar

119 Longbeck Trading Estate Cleveland TS11 8LB

- Long Let Freehold Industrial Investment
- Site area of 0.10 hectares (0.26 acres)
- Established trading location
- Leases expiring 2076 and 2077 (no breaks)
- VAT not applicable
- Rent Review 2019
- Current Rent Reserved
£10,650⁽¹⁾ pa



Tenure

Freehold.

Location

Redcar is a busy coastal town on the eastern edge of the Teesside conurbation, some 9 miles east of Middlesbrough. Road communications are good, being connected to the A19 at Middlesbrough, which is a principal north/south dual carriageway via the A174.

The property is situated on the Longbeck Trading Estate and is accessed from Longbeck Road, between its junctions with Sherwood Drive and Redcar Road. Longbeck Road links with the A174 connecting Redcar to Middlesbrough. Longbeck Rail Station is approximately 0.1 miles to the south.

Occupiers close by include Dove and a number of local traders within the estate, whilst there is a Lonsis and Jet petrol station close by.

Description

The property comprises two single storey buildings positioned either side of The Drive to provide workshops, office space, kitchen and WC. It also includes forecourt areas to the front of the units, part of which is presently used for container storage and parking. The site area is 0.10 hectares (0.26 acres).

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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
West side of Longbeck Road	Gary Thomas	Ground Floor (2) 532.60 sq m (5,733 sq ft)	99 years from 01.05.1977 Rent review every 5th year starting from the 8th year of the term FR & I	£10,650 p.a.	Rent Review 2019
East side of Longbeck Road	Richard Anthony Birbeck, Union Pension Trustees Limited	Land and buildings 73.17 sq m (788 sq ft)	99 years from 12.02.1978 Rent review every 5th year starting from the 10th year of the term FR & I	£1,000 p.a. (not collected) (1)	
		Total 605.80 sq m (6,521 sq ft)	Total £10,650 p.a. (1)		

(1) Rental income has not been collected in recent years.

(2) Floor areas provided by Vendor.

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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