

Durham

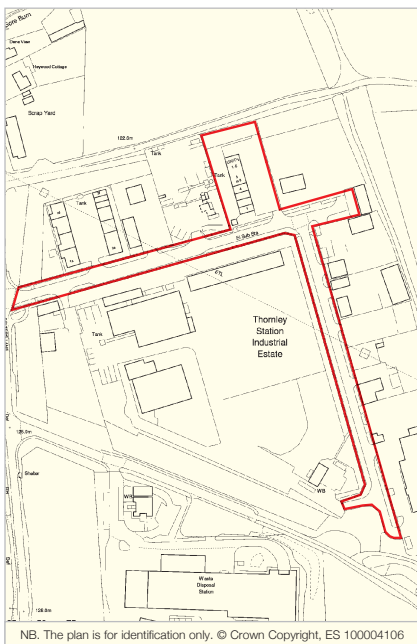
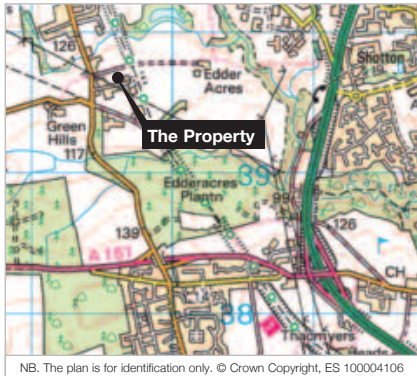
Units 1-8 Thornley Station Industrial Estate

Shotton Colliery

County Durham

DH6 2QA

- **Freehold Industrial Investment**
- Comprises eight industrial units of 6,400 sq ft in total
- Located 2 miles west of the A19
- Self-contained and secure site
- Total Current Rents Reserved
£24,800 pa



Tenure

Freehold.

Location

Thornley Station lies 8 miles east of Durham, 12 miles south of Sunderland and 2 miles west of the A19.

The property is situated off Salters Lane in the Thornley Station Industrial Estate, which includes a full mix of large and small occupiers.

Other occupiers close by include Cemex, Forticrete and a range of local businesses.

Description

The property is arranged on ground floor only to provide eight similar units, four of which are occupied and let as one. Each unit has vehicular and roller shutter door and shares the yard on this self-contained and secure site. The estate road has been adopted.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	SP Harriman	Ground Floor 74.32 sq m (800 sq ft)	3 years from 10.02.2014 R & I	£3,600 p.a.	Reversion 2017
Unit 2	M Colborn	Ground Floor 74.32 sq m (800 sq ft)	5 years from 24.11.2016 R & I Tenant break clauses 2017 and 2018	£3,600 p.a.	Rent Review 2017
Unit 3	P Donachie	Ground Floor 74.32 sq m (800 sq ft)	4 years from 01.01.2016 R & I Tenant break clauses 2017 and 2018	£3,600 p.a.	Rent Review 2017
Unit 4	J Cleary	Ground Floor 74.32 sq m (800 sq ft)	3 years from 25.07.2016 R & I Tenant break clauses 2017 and 2018	£3,600 p.a.	
Units 5-8	Stan Hetherington Ltd (1)	Ground Floor 297.28 sq m (3,200 sq ft)	3 years from 01.01.2015 R & I	£10,400 p.a.	Reversion 2018
		Total	594.56 sq m (6,400 sq ft)	Total £24,800 p.a.	

NB. All leases have a maintenance charge in addition to the rent and the tenants repay the insurance costs to the landlord.

(1) For the year ended 31st December 2015, Stan Hetherington Ltd did not report a turnover or a pre-tax profit, but reported a net worth of £112,791. (Source: Experian 10.01.2017.)

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 E Weisz Esq, Teacher Stern Selby. Tel: 0207 611 2327 e-mail: e.weisz@teacherstern.com