

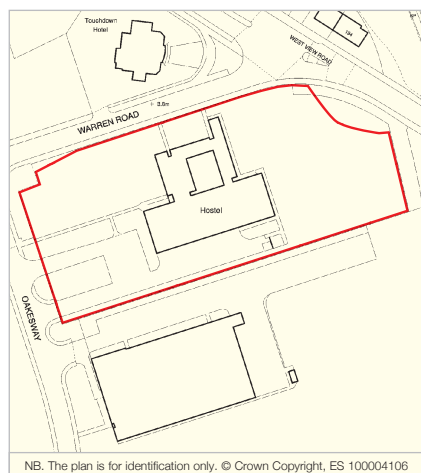
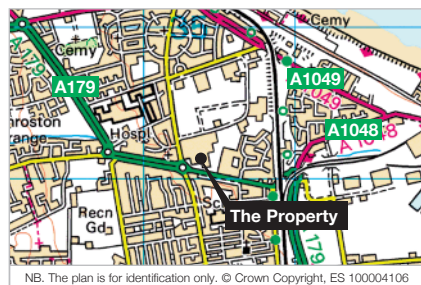
Hartlepool

Unit 34, Oakesway Industrial Estate Oakesway Cleveland TS24 0RB

- **Freehold Industrial Ground Rent Investment**
- Site area 0.984 hectares (2.430 acres)
- Entirely let to Catcote Futures Ltd on assignment from Hartlepool Borough Council
- Pre Landlord & Tenant (Covenants) Act 1995 lease
- Lease expires April 2077 (no breaks)
- Rent Review 2038
- Current Rent Reserved

£20,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Hartlepool, with a population of some 87,000, is located approximately eight miles north of Middlesbrough. The town benefits from excellent road communications, with the A689 dual carriageway providing direct links to both the A19 and the A1(M).

The property is located in a mixed use area on the eastern side of Oakesway at its junction with Warren Road, within 1 mile to the north of Hartlepool town centre.

Occupiers close by include Iceland, Lloyds Pharmacy and a medical practice. University Hospital of Hartlepool is within 1 mile to the west of the property.

Description

The property is arranged on ground floor only and comprises two interconnecting buildings, which are presently used as an education centre. The total site area is 0.984 hectares (2.430 acres).

The property provides the following GIA:

Ground Floor 1,367.70 sq m (14,722 sq ft)

Tenancy

The entire property is at present let to CATCOTE FUTURES LTD on assignment from HARTLEPOOL BOROUGH COUNCIL for a term of 99 years from 3rd April 1978 at a current rent of £20,500 per annum. The lease provides for rent reviews every 20th year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.cadcotefutures.co.uk

For the year ended 31st August 2017, Catcote Futures Ltd did not report a turnover, but did report a pre-tax profit of £31,058, shareholders' funds and a net worth of £877,013. (Source: Experian 30.08.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 79 Band D (Copy available on 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 Ms J Ghelani, Axiom Stone. Tel: 0208 422 1181 e-mail: jg@axiomstone.co.uk