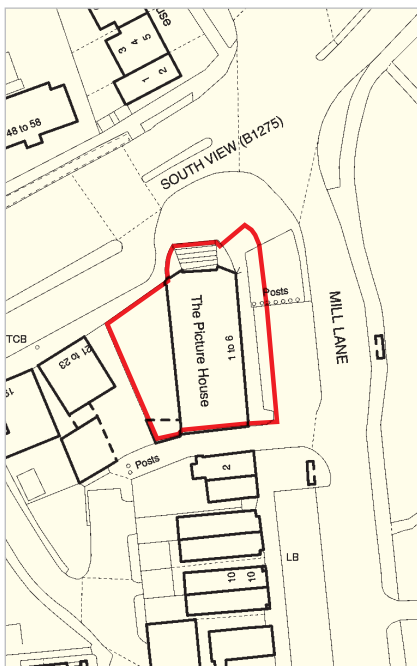


# **Billingham** **Picture House Buildings** **South View** **Cleveland** **TS23 1BT**

- Freehold Shop, Leisure and Motor Trade Investment
- Multi-let former picture house
- Fully let
- Well located close to A19
- No VAT applicable
- Current Rent Reserved

**£43,440 pa**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold.

## **Location**

Billingham, with a population of some 35,000, is located 21 miles south-east of Durham and 7 miles north-west of Middlesbrough. The town is served by the A19 and A689 providing access to the A1(M). The property is located to the west of Mill Lane, close to its junction with the B1275 with easy access to the A19 some 500 metres away. Occupiers close by include a range of independent retailers in a predominantly residential area.

## **Description**

The property occupies a sloping site and is arranged on ground and three upper floors to provide six ground floor retail units (fronting Mill Lane), a car showroom, a micro bar and a fitness studio.

## **VAT**

VAT is not applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## **Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 Mill Lane	Butterwick Hospice Retail Ltd (1)	Ground Floor 44.87 sq m (483 sq ft)	6 years from 01.01.2014	£3,000 p.a.	Reversion December 2019
2 Mill Lane	N Grieves	Ground Floor 25.36 sq m (273 sq ft)	3 years from 01.01.2016	£2,640 p.a.	Reversion December 2018
3 Mill Lane	A Baldwin	Ground Floor 26.01 sq m (280 sq ft)	10 years from 01.10.2014 Rent review every 5th year	£2,600 p.a.	Rent Review 2019
4 Mill Lane	A L Wathey	Ground Floor 25.08 sq m (270 sq ft)	5 years from 01.03.2016	£2,600 p.a.	Reversion 2021
5 Mill Lane	D Holiday	Ground Floor 20.81 sq m (224 sq ft)	10 years from 01.04.2015	£2,600 p.a.	Rent Review 2020
6 Mill Lane	R Devaney	Ground Floor 25.83 sq m (278 sq ft)	3 years from 01.11.2016	£2,600 p.a.	Reversion 2019
Ground Part Front	N E Parsons	Micro Bar 37.16 sq m (400 sq ft)	3 years from 01.05.2016	£5,400 p.a.	Reversion 2019
Ground Side Part	S Maddren	Car Showroom and Forecourt 269.41 sq m (2,900 sq ft)	3 years from 01.01.2018	£12,000 p.a.	Reversion December 2020
Part Ground, First and Second Floor	S Keay	Fitness Club 399.47 sq m (4,300 sq ft)	5 years from 03.02.2016	£10,000 p.a.	Reversion 2021

(1) The tenant has been in occupation for over 30 years.

**Total £43,440 p.a.**

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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