

Stockton-on-Tees

BSS Zenith Unit

Teesway

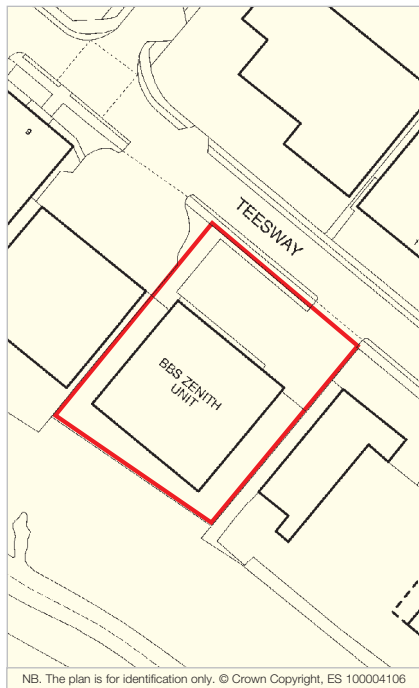
North Tees Industrial Estate

Cleveland

TS18 2RS

- **Freehold Trade Counter Investment**
- Let to the BSS Group Ltd (a subsidiary of Travis Perkins plc)
- Comprises 1,195.5 sq m (12,869 sq ft) 0.59 acre site
- 2012 Rent Review outstanding
- Current Rent Reserved
£43,545 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Stockton-on-Tees has a resident population of some 83,576 and forms part of the Teesside urban complex, a major commercial centre located approximately 30 miles south of Newcastle upon Tyne. The town benefits from being 2 miles west of the A19 and 1 mile north of the A66, which links with the A1(M) motorway. The property is situated in a well-established industrial estate north of the town centre off the A1046 Portrack Lane which links to the A19 dual carriageway close by. Occupiers close by include DAF, Express Blinds and various local traders.

Description

The property is arranged on ground and part mezzanine floors to provide a detached purpose built industrial unit on a self-contained site with parking and forecourt. The unit comprises a trade counter and warehouse which benefits from a single loading door.

The property provides the following accommodation and dimensions:

Ground Floor	886.55 sq m	(9,543 sq ft)
Mezzanine	309.00 sq m	(3,326 sq ft)
Total	1,195.55 sq m	(12,869 sq ft)

Tenancy

The entire property is at present let to THE BSS GROUP LTD for a term of 20 years from 17th November 1997 at a current rent of £43,545 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The ultimate holding company is Travis Perkins plc.

Tenant Information

For the year ended 31st December 2011, The BSS Group Ltd failed to report a turnover, a pre-tax loss of £18.7m, shareholders' funds of £96.9m and a net worth of £96.9m. (Source: riskdisk.com 7.11.2012.)

VAT

VAT is applicable to this lot.

Documents

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

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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