

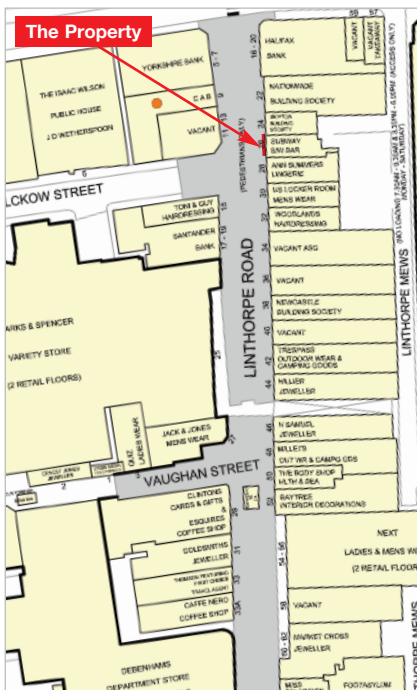
## Middlesbrough

### 26 Linthorpe Road Cleveland TS1 1RD

- **Freehold Shop Investment**
- Let on a new lease to Subway Realty
- Pedestrianised location
- Rent Review 2022
- Current Rent Reserved (1)

**£19,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Middlesbrough is a well established commercial and retail centre, within the Teesside conurbation, serving a population of some 150,000. The town is situated midway between York and Newcastle upon Tyne, linked by the A19 and A1(M).

The property is situated on the pedestrianised portion of Linthorpe Road, close to Marks & Spencer.

Occupiers close by include Halifax, Yorkshire Bank, H Samuel, Santander and Toni & Guy.

#### Description

The property is arranged on ground and one upper floor to provide a shop unit having retail sales on the ground floor and ancillary storage and WCs on the first floor, access to which is from within the shop. The property benefits from rear access via a shared lane off Wilson Street.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>63.2 sq m</b>	<b>(680 sq ft)</b>
<b>First Floor</b>	<b>15.2 sq m</b>	<b>(163 sq ft)</b>

NB. Areas from VOA.

#### Tenancy

The entire property is at present let to SUBWAY REALTY LTD for a term of 10 years from 24th June 2017 at a current rent of £19,500 per annum. The lease provides for rent reviews and contains a tenant's break option on the 5th anniversary of the term. The lease also contains full repairing and insuring covenants.

(1) The tenant also has the benefit of a rental concession paying 50% of the reserved rent for the first two years of the term. The vendor will make an allowance to the purchaser at completion.

#### Tenant Information

For the year ended 31st December 2016, Subway Realty Ltd reported a turnover of £33.2m, a pre-tax profit of £1.38m and a net worth of £2.9m. (Source: Experian 21.02.2018.)

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

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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