



Tenure

Virtual Freehold. Held for a term of 996 years from completion at an initial ground rent of £250 per annum and increasing by £250 every 10 years.

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 situated within the modern development known as Navigation Point within the Hartlepool Marina. The Marina is accessed via the A179, which provides access to the A19 to the north, Hartlepool town centre and A689 to the south.

Occupiers close by include a range of shops, cafés and restaurants and bars within Navigation Point, together with a number of apartments and office buildings within the Marina. There is parking available via a pay and display car park located at the marina.

Description

The property is arranged on ground floor only to provide a shop presently trading as a jewellery and gift shop.

The property provides the following accommodation and dimensions:

Gross Frontage	6.00 m	(19' 8")
Net Frontage	3.45 m	(11' 4")
Shop Depth	18.10 m	(59' 5")
Built Depth	20.00 m	(65' 7")
Ground Floor	119.70 sq m	(1,289 sq ft)

Tenancy

The entire property is at present let to R.DARBY (t/a Curios House) for a term of approximately six years from 29th August 2014 and expiring 31st March 2020 at a current rent of £14,000 per annum (1). The lease contains full repairing and insuring covenants. We understand the tenant has been in occupation since 2002, and this is their second lease renewal.

(1) The rent rises to £14,000 per annum on 11th April 2017 and the vendor will top up by way of a reduction to the purchase price so the purchaser effectively receives £14,000 per annum from completion until this date.

Tenant Information

Website Address: www.curiosgift.co.uk

Curios Jewellery and Gift was established in 2001 and now operates from 3 shops within Hartlepool and Stockton.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

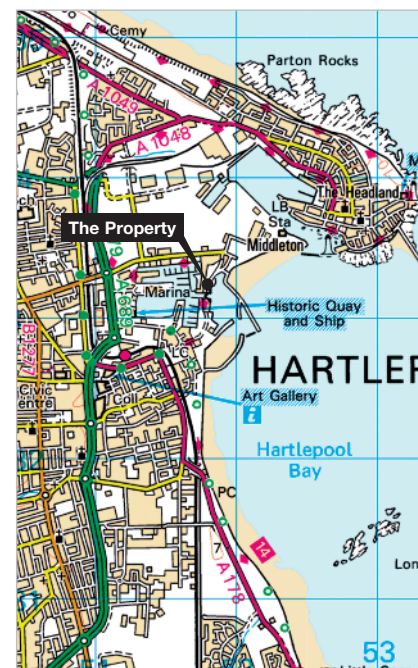
For EPC Rating please see website.

Hartlepool

15 Navigation Point Middleton Road Cleveland TS24 0UH

- **Virtual Freehold Shop Investment**
- Situated in modern development in Hartlepool Marina
- Let to established Teesside retailer who have been in occupation since 2002
- Reversion 2020
- Current Gross Rent Reserved
£14,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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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