

## Sunderland

### 257-258 High Street West

### Tyne & Wear

### SR1 3DH

- **Freehold Shop Investment**
- Let on new lease
- Well located on pedestrianised street, close to Primark, opposite Argos

**SIX WEEK COMPLETION AVAILABLE**

#### Tenure

Freehold.

#### Location

The city of Sunderland is located some 15 miles south-east of Newcastle upon Tyne. The property is situated on the south side of High Street West, towards its junction with Cumberland Street adjacent to Ann Summers and BrightHouse.

Other occupiers close by include Primark (linking into The Bridges), Trespas and McDonald's whilst Argos and Marks & Spencer are opposite.

**Current Rent Reserved**  
**£10,000 pa**



#### Description

The property is arranged on ground and one upper floor to provide a shop with ancillary accommodation to the first floor rear. The first floor front is unused and not fitted.

#### Seller's Solicitor

Booky Dubiner, Bude Nathan Iwanier.  
Tel: 0208 209 2454.  
E-mail: bd@bnlaw.co.uk



The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.45 m</b>	<b>(21' 2")</b>
<b>Net Frontage</b>	<b>4.05 m</b>	<b>(13' 4")</b>
<b>Shop Depth</b>	<b>21.65 m</b>	<b>(71' 0")</b>
<b>Built Depth</b>	<b>30.75 m</b>	<b>(100' 10")</b>
<b>First Floor Rear</b>	<b>41.70 sq m</b>	<b>(449 sq ft)</b>
<b>First Floor Front</b>	<b>60.00 sq m</b>	<b>(646 sq ft)</b>

#### Tenancy

The entire property is at present let to EXPRESS PHONES LIMITED (t/a Daily Bargains) for a term of 5 years from 29th October 2018 at a current rent of

£10,000 per annum. The lease provides for a tenant option to break at the expiry of the first year and contains full repairing and insuring covenants.

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

69 LOT

## Nottingham

### Unit G

### Greasley Street

### Nottinghamshire

### NG6 8NG

On the Instructions of a Charitable Trust

- **Freehold Ground Rent Investment**
- Comprises a site of 0.14 hectares (0.34 acres)
- Lease expiry 2048
- No VAT applicable
- **Current Rent Reserved £20.66 per annum**

#### Tenure

Freehold.

#### Location

Nottingham is the principal financial and commercial centre of the East Midlands, located 25 miles north of Leicester and 16 miles east of Derby. The city benefits from excellent communications with Junctions 24, 25 and 26 of the M1 motorway located approximately 7 miles to the west. The property is located approximately five miles north-west of Nottingham city centre and is situated within a large industrial estate.

#### Description

The property comprises a site, the area of which the head lease states to be "1,653 square yards or thereabouts" (0.14 hectares/0.34 acres), upon which is an industrial unit of



261.40 sq m (2,814 sq ft) and an office of 24.8 sq m (267 sq ft) (Source: [www.tax.service.gov.uk](http://www.tax.service.gov.uk)).

#### Tenancy

The entire property is at present let to MOHAMMED MOZAM and ISHAN ASLAM for a term of 99 years from 24th June 1949 at a current rent of £20.66 per annum. The lease contains full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Buyer's Fee

£1,000 + VAT.

#### Seller's Solicitor

Mr J Hooker, Kerman and Co LLP.  
Tel: 0207 539 7307.  
E-mail: [jason.hooker@kermanco.com](mailto:jason.hooker@kermanco.com)

70 LOT

## St Helens

### Land at Peasley Cross

### Merseyside

### WA9 3AZ

On the Instructions of a Charitable Trust

- **Freehold Ground Rent Investment**
- Comprises a site of 0.10 hectares (0.24 acres)
- Lease expiry 2086
- No VAT applicable
- **Current Rent Reserved Peppercorn**

#### Tenure

Freehold.

#### Location

St Helens is a major industrial and commercial centre with a population of some 106,000 and forms part of the extensive Merseyside conurbation. Liverpool lies 12 miles to the west and Manchester 30 miles to the east. The M6 and M62 motorways are both easily accessible within approximately 5 miles. The property is situated approximately one mile south-east of the town centre in a predominantly industrial area.

#### Description

The property comprises a site, the area of which the head lease states to be "1,166 square yards or thereabouts" (0.10 hectares/0.24 acres), upon which are two industrial units of 514.30 sq m (5,563 sq ft) and 216.12 sq m (2,326 sq ft) (Source: [www.tax.service.gov.uk](http://www.tax.service.gov.uk)).



#### Tenancy

The entire property is at present let to NORTHWEST GASES LIMITED for a term of 99 years from 30th July 1987 at a peppercorn rent. The lease provides full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Buyer's Fee

£1,000 + VAT.

#### Seller's Solicitor

Mr J Hooker, Kerman and Co LLP.  
Tel: 0207 539 7307.  
E-mail: [jason.hooker@kermanco.com](mailto:jason.hooker@kermanco.com)

71 LOT