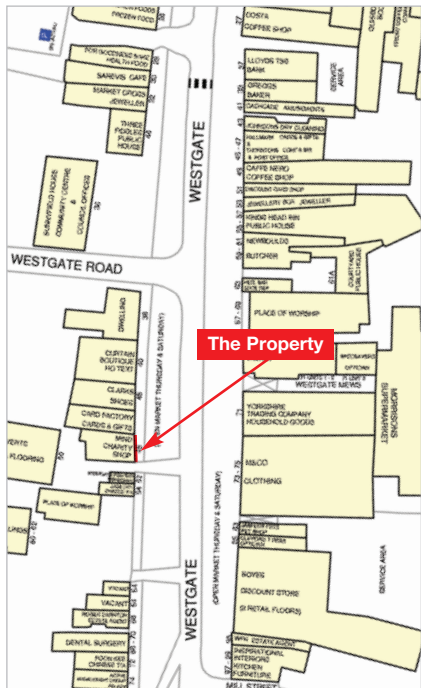


Guisborough 48 Westgate Cleveland TS14 6AF

- **Attractive Virtual Freehold Shop Investment**
- Let to Mind on a lease expiring in 2018
- Town centre location opposite a Morrisons supermarket
- No VAT applicable
- Rent Review 2013 (No Notice Served)
- Current Rent Reserved
£17,750 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Long Leasehold. To be held on a 999 year lease from completion at a peppercorn rent.

Location

Guisborough is an attractive market town on the northern edge of the North York Moors National Park, some 9 miles south-east of Middlesbrough and 22 miles north-west of Whitby on the A171. The property is situated within the town centre on the northern side of Westgate, between its junctions with Westgate Road and New Road, and opposite a Morrisons supermarket. Other occupiers close by include Card Factory (adjacent), Clarks, Boots, Costa, Lloyds TSB, Greggs, Caff  Nero and many others.

Description

The property is arranged on ground floor only to provide a shop with staff and storage accommodation to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	7.82 m	(25' 8")
Net Frontage	6.85 m	(22' 6")
Built Depth	14.63 m	(48')
Ground Floor Sales	100.3 sq m	(1,080 sq ft)

Tenancy

The property is at present let to MIND (The National Association for Mental Health) for a term of 10 years from 18th February 2008 at a current rent of £17,750 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants.

NB. The tenant had an option to determine the lease at the fifth year which was NOT exercised.

Tenant Information

Mind are a mental health charity (Reg No 219830) and were established as The National Association for Mental Health in 1946. They currently trade from a network of some 160 branches throughout the UK. Website Address: www.mind.org.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.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

Seller's Solicitor Mrs N Quigley, Endeavour Partnership LLP. Tel: (01642) 610345 e-mail: n.quigley@endeavourpartnership.com