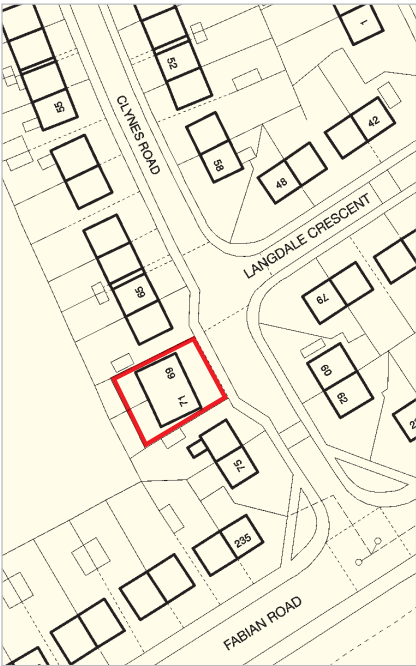


**Middlesbrough**  
**69 & 71 Clynes Road**  
**Cleveland**  
**TS6 7RA**

- **Freehold Shop Investment**
  - Comprises two shops and a beauty parlour
  - Newsagent well located in primarily residential area
  - No VAT applicable
  - Total Current Rents Reserved
- £14,295 pa**



**Tenure**  
Freehold.

**Location**  
Middlesbrough is the major town within the Teesside conurbation, with an urban area population of close to 150,000. The town is located 40 miles south of Newcastle upon Tyne, 50 miles north of York and 64 miles north of Leeds. The A19 provides access to Junction 60 of the A1(M), 10 miles to the north-west, and the A66 provides access to Junction 57 of the A1(M), 14 miles to the west of the property.  
The property is located in a predominantly residential area on the western side of Clynes Road, close to its junction with Fabian Road.

**Description**  
The property is arranged on ground and one upper floor to provide two ground floor shops with a beauty parlour to the first floor. The property benefits from a small forecourt to the front.

**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)

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
69	Individual(s) (formerly a newsagent, now vacant)	Ground Floor 38.0 sq m (410 sq ft)	6 years from 28.04.1996 FR & I	£2,300 p.a.	Holding over
69A and 71A	Individual (t/a a hair and beauty salon)	First Floor Salon 76.3 sq m (822 sq ft)	Let on two similar leases for 6 years from 18.07.2005. FR & I	£6,000 p.a.	Holding over on both leases
71	Individual(s)	Ground Floor 37.9 sq m (408 sq ft)	12 years from 01.07.2005 Rent review 2014 FR & I	£5,995 p.a.	Holding over

Buyer Premium: Buyers are to pay 3% of the sale price towards the sellers costs.

**Total £14,295 p.a.**

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** J Thomson Esq, Structadene Legal Services. Tel: 0207 843 9196 e-mail: james.t@pearl-coutss.co.uk  
**Joint Auctioneer** Richard Wilson, Dodds Brown. Tel: 07894 256 309 e-mail: r.wilson@doddsbrown.co.uk