

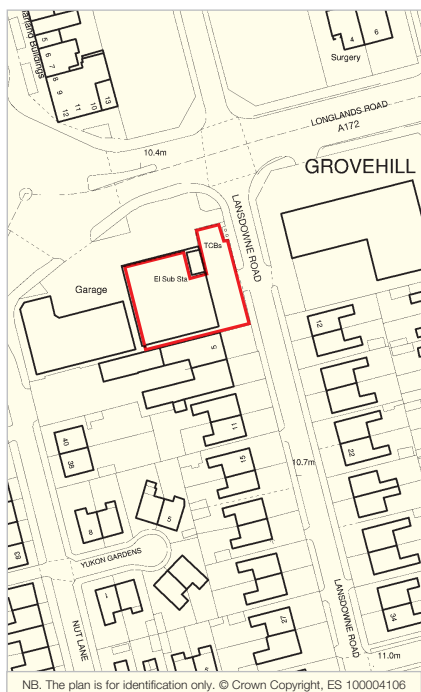
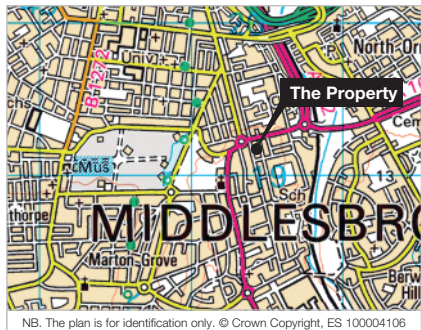
# Middlesbrough

## 1 Lansdowne Road

### North Yorkshire

#### TS4 2LW

- **Freehold Industrial Investment**
- Let to German Swedish & French Car Parts Limited on assignment from HSS Hire Service Group Limited
- Privity of contract applies (1)
- Total GIA 450.9 sq m (4,854 sq ft)
- Adjacent to a Kwik Fit tyre depot
- No VAT applicable
- Current Rent Reserved  
**£23,500 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), 16 miles to the north-west, and the A66 provides access to Junction 57 of the A1(M), 19 miles to the west. The property is situated 1 mile to the east of the town centre, adjacent to a Kwik Fit tyre depot on Lansdowne Road, at its junction with Longlands Road (A172) in a predominantly residential area. Occupiers close by include Kwik Fit, Central Tyres and Exhaust and Tesco Express.

### Description

The property is arranged on ground floor only to provide a warehouse together with sales, office and staff accommodation. The warehouse benefits from a roller shutter door and a max eaves height of 4.80m. Externally there is parking for approximately 9 vehicles in tandem. The tenant's signage extends over the adjoining electricity sub station which does not form part of this lot.

The property provides the following Gross Internal Area:

<b>Ground Floor</b>	<b>450.90 sq m</b>	<b>(4,854 sq ft)</b>
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### Tenancy

The entire property is at present let to GERMAN SWEDISH & FRENCH CAR PARTS LIMITED, on assignment from HSS Hire Service Group Limited for a term of 25 years from 24th June 1995 at a current rent of £23,500 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

### Privity of Contract (1)

As the lease was granted prior to 1st January 1996, Privity of Contract applies and the original tenant remains responsible for the rent and the other covenants in lease throughout the term.

### Tenant Information

German Swedish & French Car Parts Limited began in the 1970s and operate over 65 stores throughout the UK and Ireland.  
Website Address: [www.gsfcarparts.com](http://www.gsfcarparts.com)  
For the year ended 31st December 2014, German, Swedish and French Car Parts Limited reported a turnover of £85.015m, a pre-tax profit of £1.598m, shareholders' funds of £16.645m and a net worth of £10.494m. (Source: riskdisk.com 31.10.2016)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 85 Band D (Copy available on 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** Rob Jefferies, Barrett & Co. Tel: 0118 958 9711 e-mail: [rob@barrettandco.co.uk](mailto:rob@barrettandco.co.uk)