

Stockton-on-Tees

**Halegrove Court
Cygnet Drive
Preston Farm
Cleveland
TS18 3DB**

- **Freehold Commercial Ground Rent Investment**
- **Comprises 17 modern self-contained office buildings**
- **Let on 17 separate 999 year leases**
- **Established business park location close to A66**

Tenure
Freehold.

Location
Stockton-on-Tees is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The town benefits from excellent road communications, being two miles west of the A19 link road and one mile north of the A66 dual carriageway, which links the A19 with the A1(M) Motorway.

Total Current Rents Reserved
£5,950 pa

The property is situated in an established business park location adjacent to Preston Farm business park and industrial estate, close to the A66 and some 1.3 miles south of the town centre. Occupiers within Halegrove Court include Santander and Cad 21, whilst those close by include Audi, Lexus, Vauxhall and Toyota dealerships, Quality Solicitors and Handelsbanken.

Description
The property is arranged to provide 17 self-contained office buildings on ground and first floors around a central car park area.

Tenancy
The property is at present let on 17 similar 999 year leases, each at a fixed rent of £350 per annum. The total current rents reserved are £5,950 per annum.

Seller's Solicitor
Rachel Smith, TLT.
Tel: 0333 006 1799.
E-mail: rachel.smith@ttsolicitors.com

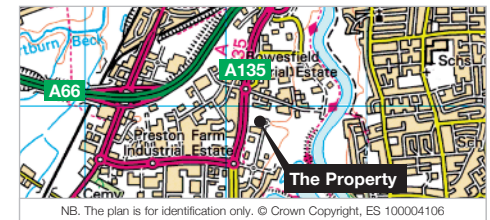


NB. Sale to include management company running the business park.

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.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Lancaster

**39 Church Street
Lancashire
LA1 1LP**

- **Long Leasehold Vacant Shop**
- **Pedestrianised town centre location**
- **Situated between TK Maxx and an entrance to Vue Cinema**
- **Asset management opportunity**

Tenure
Leasehold. Held for a term of 250 years from 19th January 2017 at a ground rent of a peppercorn.

Location
Lancaster is an attractive and prosperous university city located approximately 20 miles north of Preston. It is also an important regional shopping centre, with a substantial catchment area and benefits from excellent communications via Junction 34 of the M6 Motorway lying to the eastern side of the city. The property is situated within the pedestrianised town centre on the south side of Church Street, adjacent to a walk through to Market Square/Market Street.

Vacant

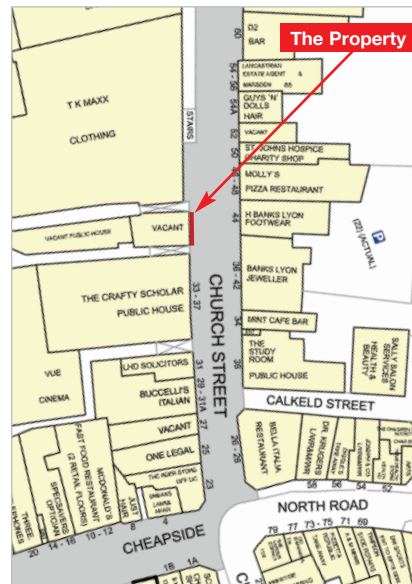
The St Nicholas Arcades is a short distance to the south. Occupiers close by include TK Maxx (adjacent), Vue Cinema, NatWest, RBS, Bella Italia, McDonald's and several bars/public houses.

Description
The property is arranged on ground floor only to provide a lock-up shop. The property comprises part of a larger building which does not form part of this lot.

The property provides the following accommodation and dimensions:

Gross Frontage	6.2 m	(20' 4")
Net Frontage	3.8 m	(12' 6")
Shop Depth	7.55 m	(24' 9")
Built Depth	8.45 m	(27' 8")
Ground Floor	46.85 sq m	(505 sq ft)

Seller's Solicitor
Joseph Home, Penningtons Manches LLP.
Tel: 0207 753 7814
E-mail: josepha.horne@penningtons.co.uk



Tenancy
The property is to be offered VACANT.

2017 Rateable Value
Shop and Premises: £10,500.

VAT
VAT is applicable to this lot.



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

Energy Performance Certificate
EPC Rating 133 Band F (Copy available on website).