



Tenure

Freehold.

Location

Stockton-on-Tees has a resident population of some 179,500 and 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 2 miles west of the A19 link road and 1 mile north of the A66 dual carriageway which links the A19 with the A1(M) motorway. Stockton-on-Tees is undergoing a major regeneration with an investment of some £38 million and full details can be found on www.rediscoverstockton.co.uk. The first phase started at the southern end of the High Street with completion due by 2015. The renovation and restoration process will include removal and replacement of the old paving, kerbs, lighting, street furniture, drains, utility cables, road surfaces and signals and repositioning of bus tops, taxi ranks and Dodshon's Fountain. The property is situated on the eastern pedestrianised part of the High Street close to its junction with Ramsgate. Local occupiers include Betfred, Iceland, Boots, Specsavers, Subway, Barclays Bank and Brighthouse.

Description

The property, which comprises a former Bingo Hall, is arranged on ground floor only to provide a ground floor shop together with ancillary accommodation to the rear. The property benefits from rear access via a public car park.

The property provides the following accommodation and dimensions:

Gross Frontage	4.3 m	(14' 2")
Shop & Built Depth	32.9 m	(107' 11")

Tenancy

The entire property is at present let to A AND F FLOORINGS (TEESIDE) LTD for a term of 10 years from 24th July 2008 at a current rent of £20,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease contains a tenant break clause at the end of the 5th year, subject to 6 months notice, but this has not been exercised.

VAT

VAT is 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.

Stockton-on-Tees

101A High Street

Cleveland

TS18 1BD

- **Freehold Shop Investment**
- Pedestrianised town centre location
- Stockton-on-Tees is undergoing a major regeneration
- Shop with benefit of rear access to public car park
- Lease expires July 2018
- Rent Review 2013
- Current Rent Reserved
£20,000 pa

