

Middlesbrough

29 Borough Road Cleveland TS1 4AD

- **Freehold Takeaway and Residential Investment**
- Hot food takeaway with two bedroom flat above
- Busy suburban location in established parade
- No VAT applicable
- Rent Review 2013

SIX WEEK COMPLETION AVAILABLE

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.

Current Rent Reserved
£12,000 pa

The property is situated on the south side of Borough Road between its junctions with Emerald Street and Ruby Street close to the junction of Borough Road (B1272) with Linthorpe Road 200 yards to the south of the pedestrianised section of Linthorpe Road. Occupiers close by include a variety of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor hot food takeaway together with a self-contained two bedroom flat above which is separately accessed from Borough Road.

The property provides the following accommodation and dimensions:

Gross Frontage	5.15 m	(16' 10")
Net Frontage	3.55 m	(11' 8")
Shop Depth	12.50 m	(41')
Built Depth	15.00 m	(49' 3")
Ground Floor	46.6 sq m	(502 sq ft)
First and Second Floor Flat – 3 Rooms, Kitchen, Bathroom (not inspected by Allsop)		

Seller's Solicitor

D Craig Esq, Newbys.
Tel: (01642) 812200 Fax: (01642) 872070.
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Tenancy

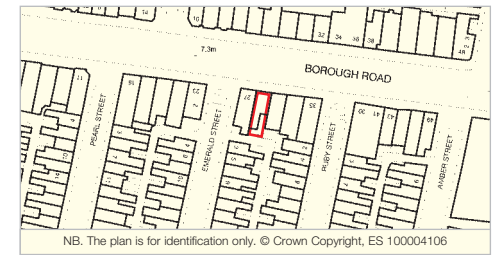
The entire property is at present let to Z CHAMADIYA for a term of 20 years from 19th March 2007 at a current rent of £12,000 per annum, exclusive of rates. The lease provides for rent reviews every 3rd year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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



Salford

147 Eccles New Road Greater Manchester M5 4QQ

- **Freehold Takeaway Restaurant and Residential Investment**
- Ground floor take-away restaurant
- Includes first floor flat above let on an Assured Shorthold Tenancy
- Located fronting A57
- Shop Rent Review 2014

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location
Salford forms a major part of the Greater Manchester conurbation, serves a population of some 100,000 and lies approximately 2 miles to the west of Manchester city centre.

Total Current Rents Reserved
£13,200 pa

The city enjoys excellent road communications with the M602 linking to the M62/M60 and M6 motorways to the west.

The property is situated fronting Eccles New Road (A57) on the southern side of the street close to its junction with Thurlow Street in a neighbourhood shopping parade. Occupiers close by include Costcutter and a variety of local traders.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor take away restaurant together with a self-contained flat above which is separately accessed via Thurlow Street.

VAT

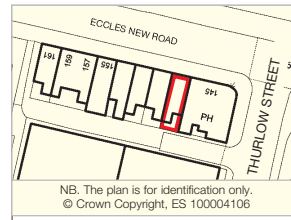
VAT is not applicable to this lot.

Documents

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Seller's Solicitor

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e-mail: aps@haroldstock.com



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	G D Aziz	Gross Frontage 5.15 m (16' 10") Net Frontage 4.30 m (14' 2") Shop Depth 9.80 m (32' 2") Built Depth 12.70 m (41' 8") Basement Stores 24.75 m (81' 3")	21 years from 11.07.2011 Rent review every 3rd year FR & I	£7,200 p.a.	Rent Review 2014
First	Individual	First Floor Flat comprising Two Rooms, Kitchen & Bathroom (not inspected by Allsop)	1 year Assured Shorthold Tenancy from 01.04.2012	£6,000 p.a.	Reversion 2013

Total £13,200 p.a.