



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 off the A66 in the Bessemer Industrial Estate, which includes a full mix of occupiers and is an established commercial location.



Description

The property is arranged on ground floor only to provide 24 units, some of which are occupied as one. Each unit has vehicular and roller shutter doors and shares the yard area.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Middlesbrough Units 1-24 Bessemer Court Cleveland TS6 7EB

- **Freehold Industrial Investment**
- **Comprises 24 industrial units of 1,322.9 sq m (14,348 sq ft) in total**
- **Laid out as three self-contained and secure sites**
- **VAT does not apply**
- **Adjacent to the A66**
- **Total Current Rents Reserved**
£57,127 pa



| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. |
|---|------------------------|--|--|---------------------|
| 1 | Tony Quince | Ground Floor 55.7 sq m (600 sq ft) | No lease in place (1) | £2,859 p.a. |
| 2 | Lazenby Taxis | Ground Floor 55.7 sq m (600 sq ft) | No lease in place (1) | £2,820 p.a. |
| 3 | Peter Robson | Ground Floor 55.7 sq m (600 sq ft) | No lease in place (1) | £2,860 p.a. |
| 4 | Gordon Young | Ground Floor 55.7 sq m (600 sq ft) | No lease in place (1) | £2,856 p.a. |
| 5 and 6 | John Harper | Ground Floor 111.5 sq m (1,200 sq ft) | No lease in place | £4,160 p.a. |
| 7 | F&C Autos | Ground Floor 55.7 sq m (600 sq ft) | No lease in place | £2,832 p.a. |
| 8 | Steel Tech | Ground Floor 55.7 sq m (600 sq ft) | No lease in place | £2,820 p.a. |
| 9 | Sayer & Sons | Ground Floor 55.7 sq m (600 sq ft) | 3 years from 12.04.2016 Tenant's break 2017 | £3,000 p.a. |
| 10 | SOS Engineering | Ground Floor 55.7 sq m (600 sq ft) | No lease in place (1) | £2,860 p.a. |
| 11-14 | CRP Waste | Ground Floor 223.0 sq m (2,400 sq ft) | No lease in place | £4,800 p.a. |
| 15 and 16 | G-Tech | Ground Floor 111.5 sq m (1,200 sq ft) | No lease in place | £3,900 p.a. |
| 17 | Bessemer Café | Ground Floor 55.7 sq m (600 sq ft) | No lease in place | £2,700 p.a. |
| 18 | Pell SA | Ground Floor 55.7 sq m (600 sq ft) | No lease in place | £2,820 p.a. |
| 19 and 20 | Richard Fysh | Ground Floor 111.5 sq m (1,200 sq ft) | No lease in place | £4,160 p.a. |
| 21 | Easton Farm | Ground Floor 55.7 sq m (600 sq ft) | No lease in place (1) | £2,860 p.a. |
| 22 | Alun Moody Taxi | Ground Floor 55.7 sq m (600 sq ft) | 1 year from 09.01.2017 | £3,000 p.a. |
| 23 | Premier Gates | Ground Floor 55.7 sq m (600 sq ft) | No lease in place (1) | £2,820 p.a. |
| 24 | Duckworth Wrought Iron | Ground Floor 55.7 sq m (600 sq ft) | Monthly agreement | £3,000 p.a. |
| NB. Areas provided by the Seller. (1) A new draft lease has been issued to the tenant. | | Total 1,337.3 sq m (14,400 sq ft) | Total £57,127 p.a. | |

