

Redcar

133 High Street Cleveland TS10 3DE

- **Freehold Town Centre Shop and Ground Rent Investment**
- Shop Let on a lease expiring 2023 (no breaks)
- No VAT applicable
- Rent Review 2018
- Total Current Rents Reserved
£9,010.50 pa



Tenure

Freehold.

Location

Redcar is a busy coastal town on the eastern edge of the Teesside conurbation, some 9 miles east of Middlesbrough. Road communications are good, being connected to the A19 at Middlesbrough, which is a principal north/south dual carriageway via the A174. The property is situated on the north side of the High Street close to its junction with Graffenberg Street. Occupiers close by include Coral and Motorworld as well as a number of pubs, bars and restaurants. Other retailers further west on High Street include Lloyds TSB Bank, Heron Foods, Wilkinson and Ladbrokes Betting Shop.

Description

The property is arranged on ground and one upper floor to provide a lock-up shop with a flat at first floor level accessed from the rear.

VAT

VAT is not applicable to this lot.

Documents

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

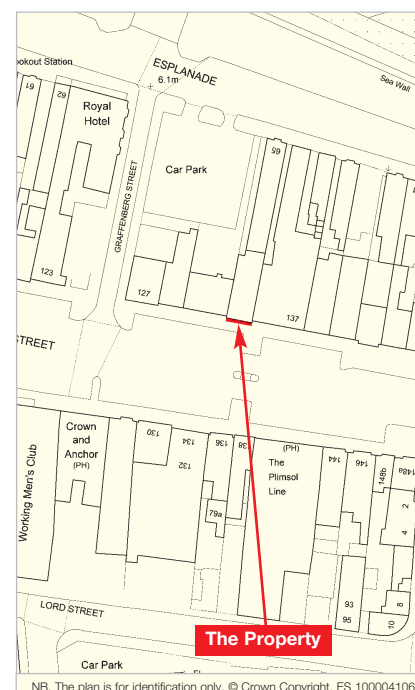
Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Mr Aiy Kuran (t/a Bargain Booze)	Gross Frontage 6.68 m (21' 11") Net Frontage 6.16 m (20' 2") Shop Depth 15.92 m (52' 2") Built Depth 18.20 m (59' 8") Ground Floor Sales 92.76 sq m (998 sq ft) First Floor Flat – Residential Accommodation (not inspected)	10 years from 17th May 2013 Rent review every fifth year FR & I	£9,000 p.a.	Rent Review 2018
First Floor	Individual	Residential Accommodation – Not inspected	999 year lease from 5th July 1989	£10.50 p.a.	Reversion 2988

(1) Bargain Booze is one of the UK's leading off licence and convenience store groups trading from 620 franchisee-owned stores.
(Source: www.bargainbooze.co.uk)
We understand that the property has traded as a Bargain Booze for a number of years.

Total £9,010.50 p.a.



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 M Brahams Esq, Hamilton Downing Quinn. Tel: 0207 831 8939 e-mail: malcolmb@hamd.co.uk