



### 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.

The property is situated in a first class position fronting Linthorpe Road which is the principal retail thoroughfare, diagonally opposite the Wesley Mall entrance into the Cleveland Centre.

Occupiers close by include House of Fraser, BHS and Debenhams immediately to the north at the junction of Linthorpe Road and Corporation Street together with River Island, Beaverbrooks, Topshop/Topman, New Look, Boots and Starbucks along Linthorpe Road.

### Description

The property is arranged on ground and one upper floor to provide a ground floor banking hall together with ancillary staff/storage accommodation on the first floor above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.25 m	(23' 9")
Net Frontage	6.7 m	(21' 11")
Shop Depth	15.5 m	(50' 10")
Built Depth	16.7 m	(54' 9")
Ground Floor	100.1 sq m	(1,078 sq ft)
First Floor	79.3 sq m	(854 sq ft)
Total	179.4 sq m	(1,932 sq ft)

### Tenancy

The entire property is at present let to VIRGIN MONEY PLC for a term of 10 years from 2nd June 2010 at a current rent of £91,400 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 75.

Website Address: [www.virginmoney.com](http://www.virginmoney.com)

For the year ended 31st December 2013, Virgin Money plc did not report a turnover but reported a pre-tax profit of £2.70m, shareholders' funds of £1.154bn and a net worth of £1.131bn. (Source: riskdisk.com 17.09.2014.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 114 Band E (Copy available on website).

### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 8th October by emailing [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 104 Middlesbrough**.

## Middlesbrough

### 45 Linthorpe Road

### Tyne and Wear

### TS1 5BS

- **First Class Freehold Bank Investment**
- Let to Virgin Money plc
- Lease expires 2020
- Well located close to Corporation Road and The Cleveland Centre
- VAT is not applicable
- Rent Review 2015
- Current Rent Reserved  
**£91,400 pa**

On the Instructions of  
Aviva Investors



**SIX WEEK COMPLETION  
AVAILABLE**

