

Stockton-on-Tees - 69 & 69a Durham Road, Cleveland TS19 0BP
Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Stockton-on-Tees - 69 & 69a Durham Road, Cleveland TS19 0BP

Freehold Shop Investment



Investment Consideration:

- Purchase Price: £115,000
- Gross Initial Yield: 4.98%
- Rental Income: £5,727 p.a.
- VAT is NOT applicable to this property
- The property comprises of corner building two floors arranged as a ground floor retail unit
- Prominent Corner Location. The premises benefit from an existing A2 planning consent
- Let to Coral Racing Ltd till 2027, no breaks (tenant not in occupation)
- Asset Management Opportunity – potential for dilapidations
- Nearby occupiers include a local dog groomers, industrial estate. Amongst other local traders

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 69 (Ground Floor)	Shop Floor Sales: 46.2 sq m (497 sq ft) Kitchen: 10.0 sq m (108 sq ft) Rear Stores: 7.6 sq m (82 sq ft) Shop Frontage: 25 ft on Durham Rd	Coral Racing Ltd	16 years from 28 February 2011	£5,727	FRI Note 2: No Break clause Note 3: Tenant not in occupation, dilapidations opportunity
Total				£5,727	

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Property Description:

The property comprises of corner building two floors arranged as a ground floor retail unit.

The property provides the following accommodation and dimensions:

Ground Floor Retail/Ancillary:	63.82 sq m	(687 sq ft)
Gross Frontage:	7.62 m	(25 ft)

Tenancy:

The shop is at present let to Coral Racing Ltd for a term of 16 years from 28th February 2011 at a current rent of £5,727 per annum and the lease contains full repairing and insuring covenants. The tenant is not in occupation.

Location:

Stockton-on-Tees 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 two miles west of the A19 link road and one mile north of the A66 dual carriageway, which links the A19 with the A1(M) Motorway. Stockton-on-Tees is a market town in County Durham, England. The town has a population of 85,000, with a population of around 196,000 in the wider area, the Borough of Stockton-on-Tees, according to 2017 estimates by ONS UK.

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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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