

Thomas : Stevenson

For Sale

INVESTMENT PROPERTY

37A SALTERSGILL AVENUE MIDDLESBROUGH



Location

The property is situated on the west side of Saltersgill Avenue in the Saltersgill area of Middlesbrough. The property forms part of a neighbourhood shopping area and nearby traders include Sainsburys, Coral Betting Office and a bakers and fish & chip shop.

Description

The subject property comprises a ground floor lock-up retail unit with ancillary kitchen, wc and storage facilities. The property has been trading for many years as a pizza shop. The upper floors are not included and have been sold off separately.

Accommodation

| | |
|--------------------|--------------------------|
| Approximately | |
| Sales Area: | 30 sq metres (324 sq ft) |
| Kitchen: | 10 sq metres (108 sq ft) |
| External store/wc: | 11 sq metres (120 sq ft) |

Lease Details

The property is owned by way of a 99 year lease from 23 June 1995 at a peppercorn (nil) rental without review.

The property has been sub-let by way of a 25 year lease from 5 July 2004 incorporating 5 yearly upward only rent reviews on full repairing and insuring terms at a current rental of £6,600 per annum exclusive.

Proposed Terms

The leasehold interest is offered for sale with offers invited in the region of £82,500.

VAT

All rentals/prices are exclusive of VAT where applicable.

Viewing

Strictly by appointment through this office

Lindsay

Email: lindsay@thomas-stevenson.co.uk

Subject to Contract



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