

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

Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £115,000
- Gross Initial Yield: 4.98%
- Rental Income: £5,727 p.a.
- VAT is NOT applicable to this property
- 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
- The property comprises of corner building two floors arranged as a ground floor retail unit.

Location Description:

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.

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)	Coral Racing Ltd	16 years from 28 February 2011	£5,727	FRI
	Kitchen:	10.0 sq m	(108 sq ft)				Note 2: No Break clause
	Rear Stores:	7.6 sq m	(82 sq ft)				Note 3: Tenant not in
	Shop Frontage: 25 ft on Durham Rd						occupation, dilapidations
							opportunity
Total					£5,727		

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Contacts:

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



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