For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)





High Yielding Freehold Retail Investment

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| High Yielding Freehold Retail I | nvestment | Location | Description | | |
|---|--|--|---|--|--|
| Let to two Charity Shops, Kidney Research UK and Farplace Animal Rescue Leases expire April 2025 and August 2029 (no breaks) Includes vacant upper floor Approximately 8,010 sq ft Close to Regent Walk Shopping Centre Nearby occupiers include I celand, Morrisons, B&M, The Works, Wilko, Costa Coffee, Greggs, Sports Direct and WHSmith | | Miles6 miles east of Middlesbrough, 25 miles east of DarlingtonRoadsA19, A66, A1065RailRedcar Central Railway StationAirNewcastle International AirportSituation | The property comprises two well configured shops each arranged on the ground floor only. The property also includes a vacant first floor with separate access from High Street. | | |
| Lot 43 Rent | Auction 18th May 2023 Status | The property is situated in the heart of the town centre on the south side of High Street. The property is close to Regent Walk Shopping Centre where retailers include Home Bargains and JD Sports. Other nearby occupiers of the High Street include Iceland, Morrisons, B&M, The Works, Wilko, Costa Coffee, Greggs, Sports Direct and WHSmith. | Note Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale. | | |
| £39,000 per Annum Exclusive | Available | Tenure | | | |
| Sector High Street Retail | Auction Venue Live Streamed Auction | Freehold. | Six Week Completion | | |
| | | EPC | | | |
| | | See Legal Pack | | | |
| | | | | | |

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Tenancy & Accommodation

| Address | Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review |
|---------------------|--------|------------------|----------------------------|-----------------------------|----------------------------|--------------------------|-------------|-------------|
| 102-104 High Street | Ground | Retail/Ancillary | 399.02 | (4,295) | KIDNEY RESEARCH UK (1) | 10 years from 02/04/2015 | £30,000 | - |
| 106 High Street | Ground | Retail/Ancillary | 179.77 | (1,935) | FARPLACE ANIMAL RESCUE (2) | 10 years from 20/08/2019 | £9,000 | 20/08/2024 |
| 108 High Street | First | Ancillary | 165.37 | (1,780) | VACANT | - | - | - |
| Total | | | 744.16 | (8,010) | | | £39,000 | |

(1) Kidney Research UK Limited are the leading Kidney Charity in the UK and have been established for over 60 years. For the year ending 31st March 2022, Kidney Research Limited reported an annual turnover of £12.77 million, invested £6.46 million into research and development as well as employing 65 staff (www.kidneyresearchuk.org)

(2) Farplace Animal Rescue are an animal welfare charity that operate from 39 charity shops across the UK and have been established since 2008 (www.farplace.org.uk)

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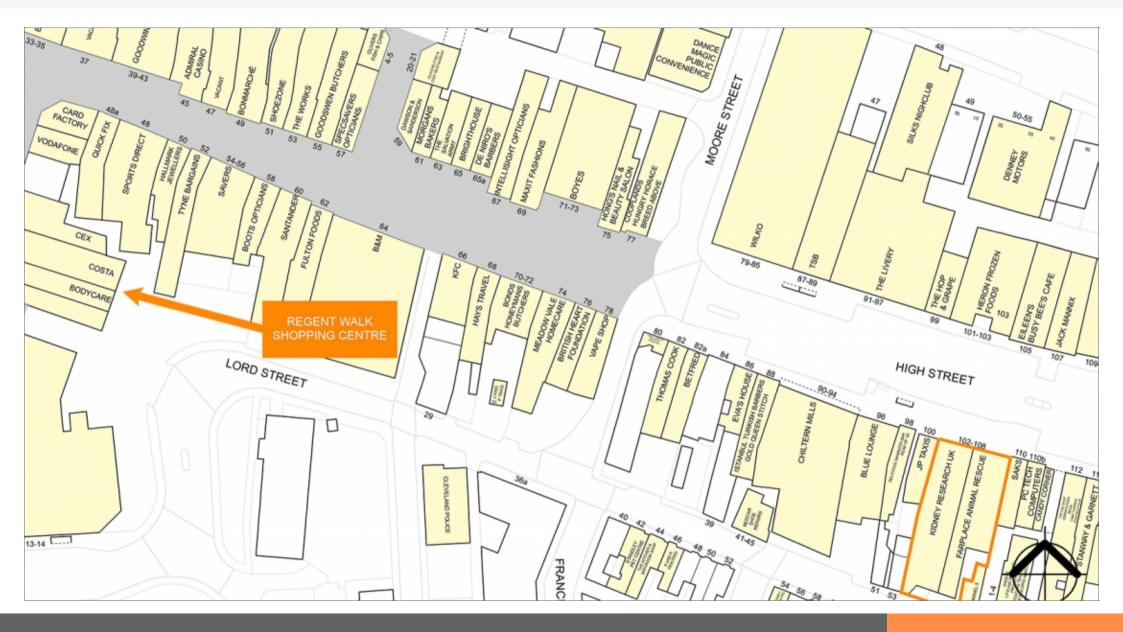




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