For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)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		
<ul> <li>Let to two Charity Shops, Kidney Research UK and Farplace Animal Rescue</li> <li>Leases expire April 2025 and August 2029 (no breaks)</li> <li>Includes vacant upper floor</li> <li>Approximately 8,010 sq ft</li> <li>Close to Regent Walk Shopping Centre</li> <li>Nearby occupiers include I celand, Morrisons, B&amp;M, The Works, Wilko, Costa Coffee, Greggs, Sports Direct and WHSmith</li> </ul>		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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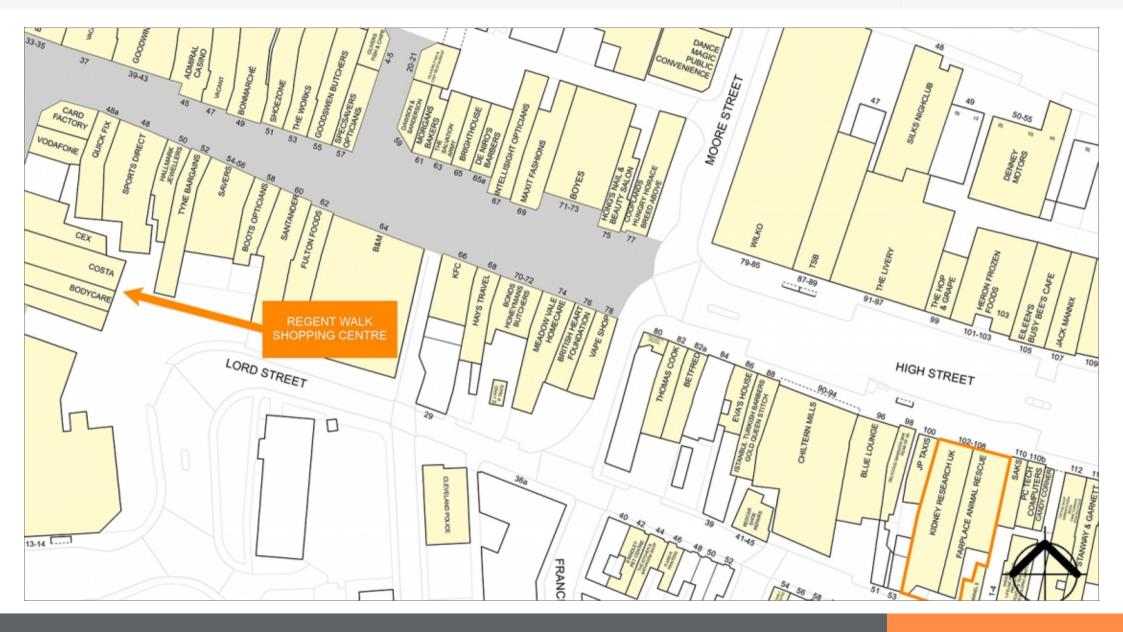




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#### Contacts

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