

**Lot 22, 20 Derwent Street, Hartlepool,**

**County Durham TS26 8BE**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Supported Living Investment

- 2 bedroom Terrace House
- Let to Sanctum Housing Community Interest Company until 2041
- Landlord Option to extend until 2046
- Annual Rental increases inline with the Consumer Price Index subject to a minimum of 1% per annum and a maximum of 4% per annum
- Popular Location close to Hartlepool Town Centre
- 600m from Hartlepool Railway Station

#### Lot

22

#### Auction

15th December 2022

#### Rent

£6,760 per Annum Exclusive

#### Status

Available

#### Sector

Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

8 Miles North of Middleborough, 17 miles south east of Durham, 28 miles south east of Newcastle

#### Roads

A179

#### Rail

Hartlepool Railway Station

#### Air

Newcastle Airport

### Situation

Hartlepool is a port town and administrative centre of County Durham, approximately 17 miles south-east of Durham and 20 miles north-east of Darlington. The property is situated on the east side of Derwent Street close to its junction with Hartley Close. The property is located 600m from Hartlepool Railway Station.

### Tenure

Freehold.

### Description

The Property comprises a 2 storey terrace House with 2 bedrooms and has the benefit of a rear yard and rear access. The property also benefits from double glazed windows.

The property has recently undergone a refurbishment programme.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Residential	2 Bedrooms	SANCTUM HOUSING CIC (CRN 12596536) (1)	16/12/2022 until 15/12/2041 with a landlords option to extend until 2046	£6,760	Annual Rent reviews in line with Consumer Price Index (CPI) (2)
<b>Total Approximate Floor Area</b>					<b>£6,760</b>	

(1) Sanctum Housing CIC (CRN12596536) is a Community Interest Company which are companies set up for the benefit of the community and are hybrid between a charity and a profit making company. Sanctum Housing CIC provides supportive living for vulnerable people providing support for those who have experienced homelessness. ([www.sanctumhousing.org](http://www.sanctumhousing.org))

(2) The lease provides for the rent to be increased annually in line with the consumer price index (CPI) subject to a minimum of 1% per annum and a maximum of 4% per annum.

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## Contacts

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September 2020

Freehold Supported Living Investment

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