

**Lot 50, 19 Ninth Street, Peterlee,**

**County Durham SR8 4LZ**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Supported Living Investment

- 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
- Comprises a 3 bedroom Terrace House
- Popular Location 1km away from Peterlee Town Centre
- Suitably located between Sunderland and Hartlepool

#### Lot

50

#### Auction

15th December 2022

#### Rent

£5,924 per Annum Exclusive

#### Status

Available

#### Sector

Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

8 Miles East of Durham, 10 Miles South of Sunderland, 18 Miles South West of Newcastle

#### Roads

A19, A179

#### Rail

Horden Railway Station

#### Air

Newcastle Airport

### Situation

Peterlee, a predominantly residential suburb, is located 8 miles east of Durham, on the west side of the A19, equidistant from Middlesbrough to the south and Sunderland to the north. The property is situated on the east side of Ninth Street less than a mile east of Peterlee Town Centre and 500 meters west of Horden Railway Station.

### Tenure

Freehold.

### Description

The Property comprises a 2 storey terrace house with 3 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	3 Bedrooms		SANCTUM HOUSING CIC (CRN 12596536) (1)	16/12/2022 until 15/12/2041 with a landlords option to extend until 2046	£5,924	Annual Rent reviews in line with the Consumer Price Index (2)
<b>Total</b>						<b>£5,924</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