

39A-43 Linthorpe Road Middlesbrough, North Yorkshire TS1 5BS

lot 23

Freehold Retail Investment

- Let to Sportswift Limited t/a Card Factory
- Pedestrianised town centre location
- Situated close to the major Middlesbrough Hill and Cleveland Shopping Centres
- Nearby occupiers include Marks & Spencer, Debenhams, BHS, Boots, Topshop/Topman, New Look and H&M

Rent
£80,000
per annum
exclusive



On behalf of



Location

Miles: 35 miles south of Newcastle upon Tyne
65 miles north of Leeds
Roads: A66, A19, A1(M)
Rail: Middlesbrough Railway Station
Air: Durham Tees Valley Airport, Newcastle Airport

Situation

The property is situated in a prominent position on the west side of Linthorpe Road, the town's prime pedestrianised retail thoroughfare, between the major Middlesbrough Hillstreet Shopping Centre and the Cleveland Shopping Centre. Neighbouring the property is House of Fraser, with other nearby occupiers including Marks & Spencer, Debenhams, BHS, Boots, Topshop/Topman, New Look and H&M.

Description

The property comprises a double fronted ground floor retail unit with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	194.20 sq m (2,032 sq ft)	SPORTSWIFT LIMITED T/A CARD FACTORY (i)	5 years from 07/08/2014 on a full repairing and insuring lease (2)	£80,000	06/08/2019
First	Ancillary	206.80 sq m (2,226 sq ft)				
Second	Ancillary	103.20 sq m (1,111 sq ft)				
Totals		504.20 sq m (5,427 sq ft)			£80,000	

(i) For the year ending 31/01/2015, Sportswift Limited reported a turnover of £336,676,000, pre-tax profits of £62,320,000 and a total net worth of £58,862,000. (Source: www.experian.com 26/08/2015)
(2) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

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