

lot 69

27 Corporation Road  
Middlesbrough, North Yorkshire TS15 1LP

Rent  
**£13,000**  
per annum  
exclusive

Freehold Retail Investment

- Attractive town centre building let on a recent lease
- Located on the busy Corporation Road off the prime retail thoroughfare of Linthorpe Road

- Some 25 metres from The Cleveland Centre (Middlesbrough's largest shopping centre)
- Nearby occupiers include Tesco Express, Barclays, BHS and Dorothy Perkins



**Location**

Miles: 15 miles east of Darlington  
23 miles south-east of Durham  
27 miles south of Sunderland  
Roads: A66, A19, A174  
Rail: Middlesbrough Rail  
Air: Durham Tees Valley International Airport

**Situation**

The property occupies a prominent position on Corporation Road, close to its junction with the pedestrianised thoroughfare of Linthorpe Road. The property lies diagonally opposite an entrance to The Cleveland Centre, Middlesbrough's largest shopping centre, and within a short walk of Middlesbrough Hill Shopping Centre and Dundas Shopping Mall. Other nearby occupiers include Tesco Express, Barclays, BHS and Dorothy Perkins.

**Description**

The property comprises a ground floor retail unit with first and second floor ancillary accommodation.

**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	56.90 sq m (612 sq ft)	<b>INDIVIDUAL</b> (t/a <b>E-Cigarette King</b> )	5 years from 25/09/2015	£13,000	24/09/2020 (i)
First	Ancillary	53.30 sq m (573 sq ft)				
Second	Ancillary	26.90 sq m (289 sq ft)				
<b>Totals</b>		<b>137.10 sq m (1,474 sq ft)</b>			<b>£13,000</b>	

- (i) The lease provides an option to determine on 25th September 2018.
- (2) For the purpose of clarification, the current rent is £11,700 pa increasing to £13,000 pa on 25th September 2016. The seller has agreed to adjust the completion monies so that the unit will effectively produce £13,000 p.a.x. from completion of the sale.

**For further details please contact:**

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**Buyer's Legal Report Service**

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**Seller's Solicitors:**

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