

# Victor House, Falcon Court, Preston Farm Industrial Estate, Stockton-on-Tees, County Durham TS18 3TS

Modern Retail Investment

**Lot 26**

£25,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	106.75 sq m (1,149 sq ft)	GREGGS PLC (1)	10 years from 07/02/2019 until 06/02/2029 (2)	£12,500	07/02/2024
Ground	Retail	145.39 sq m (1,565 sq ft)	INDIVIDUALS t/a Shine Hair & Beauty (3)	10 years from 25/07/2014 until 24/07/2024 (4)	£13,000	25/07/2019
<b>Total</b>		<b>252.14 sq m (2,714 sq ft)</b>			<b>£25,500</b>	

(1) For the year ending 30 December 2017, Greggs Plc reported a turnover of £960,005,000, pre-tax profits of £71,945,000 and a total net worth of £284,626,000 (Source: Experian Group 07/03/2019).

(2) The lease provides a tenant option to determine on 07/02/2024.

(3) www.shine-hairandbeauty.co.uk

(4) The tenant did NOT exercise their July 2019 break option and the notice period has now passed.

### Note

This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Key Details

- Two retail units within established business park
- Part let to Greggs Plc until 2029 (subject to option)
- Located in the centre of Falcon Court surrounded by over 30 office buildings
- Occupiers within the Business Park include The NHS, AES Seal Plc and Home Group Limited

On behalf of administrators **moorfields**

### Location

Miles: 13 miles north-west of Darlington  
24 miles south-east of Durham  
35 miles south of Newcastle upon Tyne

Roads: A66, A19 and A1(M)

Rail: Stockton Rail

Air: Durham Tees Valley International Airport

### Situation

Falcon Court is located on the established and popular Preston Farm Business Park, just two miles south of Stockton-on-Tees town centre. The business park benefits from strong road connections via the A135, A66 and A1(M). Occupiers within the Business Park include The NHS, AES Seal Plc, Home Group Limited and Northern Powergrid. Falcon Court also benefits from a creche and dentist.

### Description

The property comprises two ground floor retail units arranged as an L shape. The property benefit from rights to parking.

### Tenure

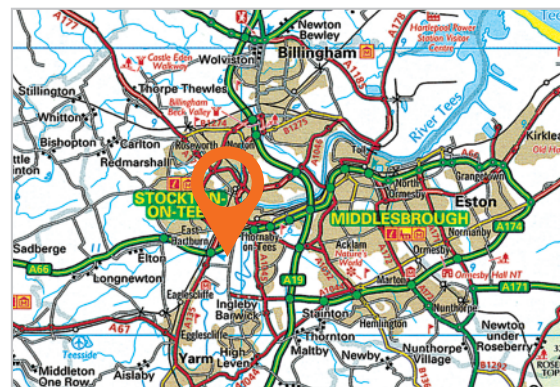
Virtual Freehold. Disposal to be by way of the grant of a new lease for a term of 999 years from completion at a peppercorn rent which shall include rights to parking.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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