

Lot 4

£38,300 per annum exclusive

Unit 5 Teesway North Industrial Estate, Stockton-on-Tees TS18 2RR

Freehold Trade Counter Investment



Key Details

- Well established industrial estate location
- Let to Edmundson Electrical Limited
- VAT-free investment
- Located close to A19/A66 interchange
- May 2019 Rent Review – a new rent of £45,000 proposed

On Behalf of **WESLEYAN**

Location

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

Roads: A1046, A19, A1032

Rail: Stockton Rail

Air: Durham Tees Valley International Airport

Situation

The property is situated in the well established Teesway North Industrial Estate, just off the A1046 within close proximity to the A19 and within 2 miles of Stockton town centre. Middlesbrough town centre is located 2 miles to the east, with the A19/A66 junction 1 mile to the south. The A66 connects to the A1. The property is located on the western side of Teesway, close to its junction with Pennine Avenue. Other traders in the area include Booker, Wickes, Go Outdoors, McDonald's, B&Q and PTS.

Description

The property comprises a ground floor and first floor office together with warehouse, staff and storage accommodation. The property has on-site parking within a site of 0.5 acres (0.22 hectares).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

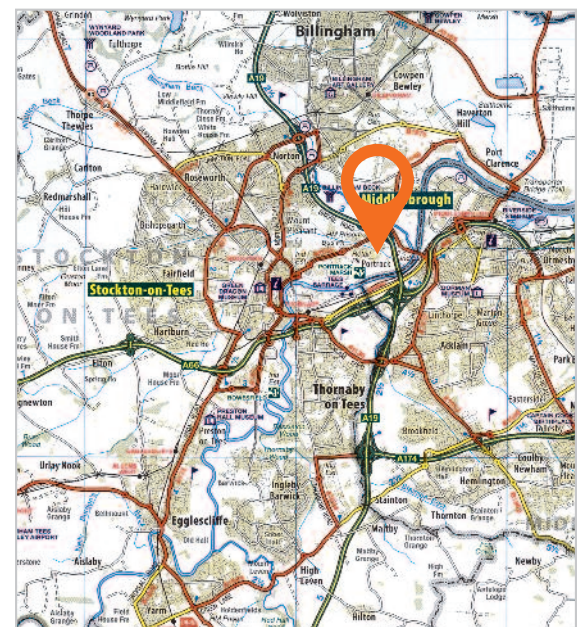
Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Office/Warehouse	780 sq m (8,396 sq ft)	EDMUNDSON	25 years from	£38,300	01/05/2019
First	Office/Ancillary	144 sq m (1,550 sq ft)	ELECTRICAL LIMITED	01/05/1999 until 30/05/2024 on a full repairing and insuring lease		Rent Review. A new rent of £45,000 proposed
Total		924 sq m (9,946 sq ft)			£38,300	

(1) For the year ended 31st December 2017, Edmundson Electrical Limited reported a turnover of £1,263,885,000, pre-tax profits of £63,470,000 and a net worth of £386,435,000 (Source: Experian 25.09.2019). Electric Center was formed back in October 2006 and is the brightest electrical wholesaler in the country with over 110 branches (Source: ww.electric-center.co.uk).



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