

Lot 22

£12,000 Per Annum
Exclusive

Sordfish House, Falcon Court, Preston Farm Business Park,
Stockton-on-Tees, TS18 3TS
Restaurant/Café Investment



Key Details

- Let until 2026 (no breaks) t/a Buddy’s Café
- Located within established business park
- Strong road connections via the A66, A19 and A1(M)
- Occupiers within the Business Park include The NHS, AES Seal Plc and Northern Powergrid

On Behalf of Administrators at 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 Railway Station
Air: Durham Tees Valley International Airport

Situation

Falcon Court is made up of 36 office pavilions and 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 and Northern Powergrid. Falcon Court also benefits from a crèche, dentist, Greggs and hairdresser.

Description

The property comprises a single storey restaurant/café with the benefit of use of shared car parking with other buildings on the estate.

Tenure

Virtual Freehold.
Held for a term of 999 years from completion at a peppercorn rent.

VAT

VAT is applicable to this lot.

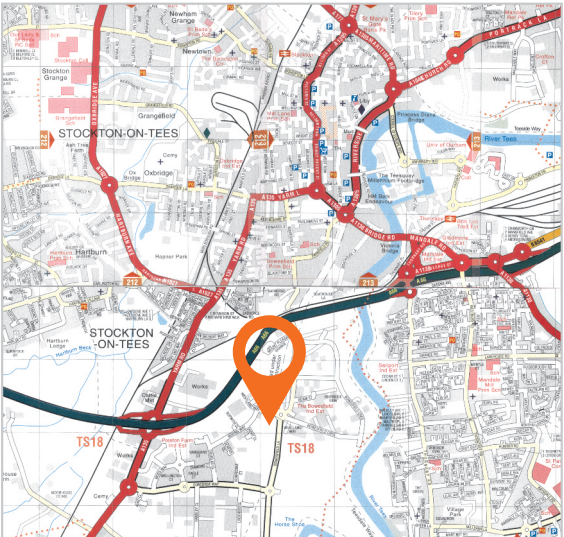
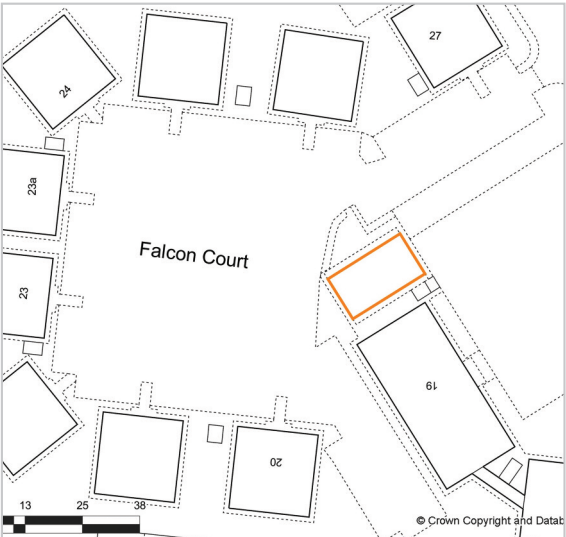
Six week completion

Energy Performance Certificate

Band C. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Restaurant/ Café	136.00 sq m	(1,464 sq ft)	INDIVIDUALS t/a Buddy's Cafe	6 years from 28/09/2020 on a full repairing and insuring lease	£12,000	27/09/2026
Total		136.01 sq m	(1,464 sq ft)			£12,000	



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