

**Peterlee**  
**Phoenix Workshops**  
**Blackhills Road**  
**County Durham**  
**SR8 4LE**

- **Long Leasehold Industrial Investment**
- Comprises multi-let site of three units totalling 902.10 sq m (9,710 sq ft)
- Situated two miles east of A19
- Industrial site of approximately 0.33 hectares (0.82 acres)
- Total Current Gross Rents Reserved **£30,050 pa**



**Tenure**

Leasehold. Held for a term of 125 years from 1st April 1989 (thus having some 96 years unexpired) at a peppercorn ground rent.

**Location**

Peterlee, with a population of 31,000, is located 11 miles east of Durham, equidistant to Sunderland and Middlesbrough, and lies adjacent to the A19 dual carriageway.

The property is situated off Blackhills Road in Horden, close to its junction with Kilburn Drive, approximately 1.5 miles north-east of Peterlee town centre.

**Description**

This industrial site comprises a total of three industrial units arranged on ground floor only. Each unit has a roller shutter door, an eaves height of 4.2m and a dedicated yard and parking area. The total site area is approximately 0.33 hectares (0.82 acres).

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

Unit 1 EPC Rating 66 Band C (Copy available on website).

Unit 2 EPC Rating 70 Band C (Copy available on website).

Unit 3 EPC Rating 94 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	RLAJ Fleet Maintenance Ltd	Ground Floor 247.10 sq m (2,660 sq ft)	3 years from 06.03.2017 R & I	£8,750 p.a.	Reversion 2020
Unit 2	Bashido Fitness Ltd	Ground Floor 414.20 sq m (4,458 sq ft)	A term of years from 01.01.2017 to 31.11.2022 (1) R & I	£12,000 p.a.	Reversion 2022
Unit 3	P.A.T.S. MOT (Horden) Ltd	Ground Floor 240.80 sq m (2,592 sq ft)	3 years from 20.04.2017 R & I	£9,300 p.a.	Reversion 2020

(1) There is a tenant break option on 1st January 2020.

**Total £30,050 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Eytan Weisz, Teacher Stern. Tel: 0207 242 3191 e-mail: [e.weisz@teacherstern.com](mailto:e.weisz@teacherstern.com)