

# Shotton Colliery

## Units 1-7

### Front Street Industrial Estate

#### Co Durham

#### DH6 2ND

- Freehold Multi-Let Industrial Investment
- Established industrial location
- Comprises seven units totalling some 520 sq m (5,600 sq ft) of accommodation
- Total Current Rents Reserved **£31,700 pa**



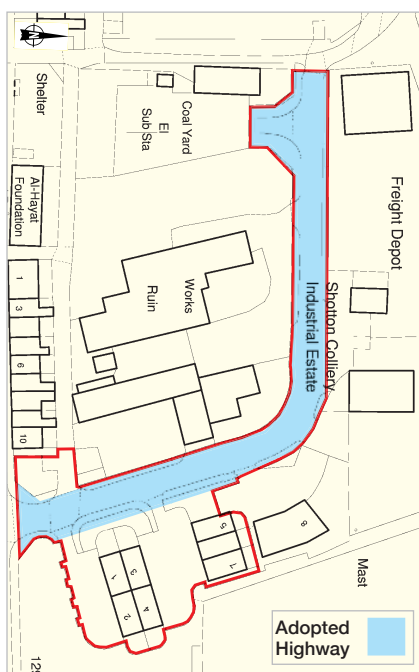
Units 3-4



Units 1-2



Units 5-7



### Tenure

Freehold.

### Location

Shotton Colliery is a parish of Durham located approximately 8.5 miles east of the city centre and 3 miles west of Peterlee.

The property is situated approximately 9.5 miles from the A1 Motorway and 1.5 miles from the A19 in a mixed residential and industrial area.

Occupiers close by include a variety of local traders.

### Description

The property is arranged to provide seven industrial units totalling some 520.26 sq m (5,600 sq ft) of accommodation.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	AJ Noble (t/a Shotton Tyre Centre)	74.32 sq m (800 sq ft)	3 years from 01.12.2016. R & I	£4,400 p.a.	Reversion 2019
Unit 2	Just Perfect (Outlet) Ltd	74.32 sq m (800 sq ft)	3 years from 23.10.2017. R & I	£4,750 p.a.	Reversion 2020
Unit 3	Robert Mawson	74.32 sq m (800 sq ft)	3 years from 22.01.2016. R & I Tenant break option 22.01.2017 and 22.01.2018	£4,000 p.a.	Reversion 2019
Unit 4	North East Transport Ltd	74.32 sq m (800 sq ft)	3 years from 01.11.2017. R & I Tenant break option 01.11.2018 and 01.11.2019	£5,000 p.a.	Reversion 2020
Unit 5	Worldwide Guitars Ltd	74.32 sq m (800 sq ft)	3 years from 01.02.2017. R & I Tenant break option 01.02.2018 and 01.02.2019	£4,400 p.a.	Reversion 2020
Unit 6	Lamaq Design Ltd	74.32 sq m (800 sq ft)	3 years from 01.04.2017. R & I Tenant break option 01.04.2018 and 01.04.2019	£4,400 p.a.	Reversion 2020
Unit 7	Harry Ward (t/a Ward Render)	74.32 sq m (800 sq ft)	3 years from 01.03.2017. R & I Tenant break option 01.03.2018 and 01.03.2019	£4,750 p.a.	Reversion 2020
		<b>Total 520.26 sq m (5,600 sq ft)</b>		<b>Total £31,700 p.a.</b>	

NB. Not inspected by Allsop. Areas provided by the Vendor.

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

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