

Investment Opportunity

Unit 2, 8 & 9 Harraton Terrace, Birtley DH3 2PG



- Income £21,000 per annum.
- 15 year FRI lease from June 2007.
- Circa 1,650 sq.ft. (153 sq.m.).
- Main road location near B & M.
- Property in good order throughout.
- PRICE £195,000 / OFFERS.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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The Watermark
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Location

This business opportunity is located on the main road running through this expanding town which lies on the A167 between Chester le Street and Birtley.

The town has benefitted from significant investment over the last couple of years with which new housing on the outskirts and a Morrisons supermarket in the town centre.

Description

This property comprises a self-contained ground floor retail unit currently occupied by BETFRED bookmakers. The premises form part of a larger retail block of traditional brick construction with a flat roof over.

Accommodation

The property has been measured in accordance with the Code of Measuring Practice and reported on a Gross Internal Area basis as follows:

Ground Floor (not inspected)

Sales Area extends to 1,650 sq.ft. (153 sq.m.) with staff welfare and toilet facilities.

Shop Lease

The property is occupied by way of a 15 year lease from June 2007 at a rent of £21,000 per annum (£1,750 per month). A copy of the lease is available on request.



Rates:

The premises are assessed as follows:
RATEABLE VALUE £18,250

EPC:

Rating - C

Tenure

We are verbally informed that the premises are Freehold. Interested parties should seek legal confirmation of this.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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