



7-9 Queen Street, Redcar, Cleveland TS10 1DY

**A Commercial and Residential Investment
Producing £48,360 per annum (Rising to £51,660
per annum in November 2018)**

Tenure

Freehold

Location

The property is situated on an established parade in Redcar. Nearby multiples include HSBC, Barclays and numerous other local traders. Transport links are provided by Redcar Central Rail Station.

Description

The property comprises a mid terraced building over ground and two upper floors arranged as a ground floor shop with four self-contained one bedroom flats above (all recently refurbished).

VAT is applicable

Accommodation & Tenancy Schedule

Property	Floor	Accommodation	Tenancy Details	Current Annual Rent
Shop	Ground	Gross Frontage 12.5m Net Frontage 11.50m Shop Depth 22.00m Ground Floor 329.47m	5 Year FRI lease to Advanced Personnel Management Group (UK) Ltd from 16th November 2016. Fixed Increase to £36,300 p.a. on 15th November 2018.	£33,000. Rising to £36,300 on 15.11.18
Flat A	First	One Bedroom Flat	6 Month AST from 25th July 2017	£3,900
Flat B	First	One Bedroom Flat	12 Month AST 1st November 2016	£4,020
Flat C	Second	One Bedroom Flat	12 Month AST 1st November 2016	£3,540
Flat D	Second	One Bedroom Flat	6 Month AST from 13th July 2017	£3,900

***GUIDE PRICE = £275,000+**

