

Redcar - 106 High Street TS10 3DL
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Redcar - 106 High Street TS10 3DL

Virtual Freehold Retail Investment



Investment Considerations:

- Purchase Price: £115,000
- Gross Initial Yield: 10.33%
- Rental Income: £11,880 p.a.
- VAT is applicable to this property
- Comprises large ground floor retail premises t/a Charity Shop (tenant not in occupation)
- Situated in the heart of the town centre on the south side of High Street
- Nearby occupiers include Iceland, Morrisons, B&M, The Works, Wilko, Costa Coffee



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 106 (Ground Floor)	Ground Floor: 180 sq m (1,937 sq ft) Open plan retail, storage, office, kitchenette, wc	Farplace Animal Rescue	10 Years from 20 August 2019	£11,880	Note 1: FRI Note 2: No breaks

Total				£11,880	
-------	--	--	--	---------	--

Redcar - 106 High Street TS10 3DL

Virtual Freehold Retail Investment



Property Description:

Comprises large ground floor retail shop with benefit of rear vehicular access, providing the following accommodation and dimensions:

Ground Floor: 180 sq m (1,937 sq ft)

Open plan retail, storage, office, kitchenette, wc

Tenancy:

The property is at present let to Farplace Animal Rescue* for a term of 10 years from 20th August 2019 at a current rent of £11,880 per annum and the lease contains full repairing and insuring covenants. No breaks.

*Tenant NOT in occupation. Farplace Animal Rescue are an animal welfare charity that operate from 39 charity shops across the UK and have been established since 2008.

Tenure:

Long leasehold. To be held on a 999 Year lease from completion at a ground rent of peppercorn.

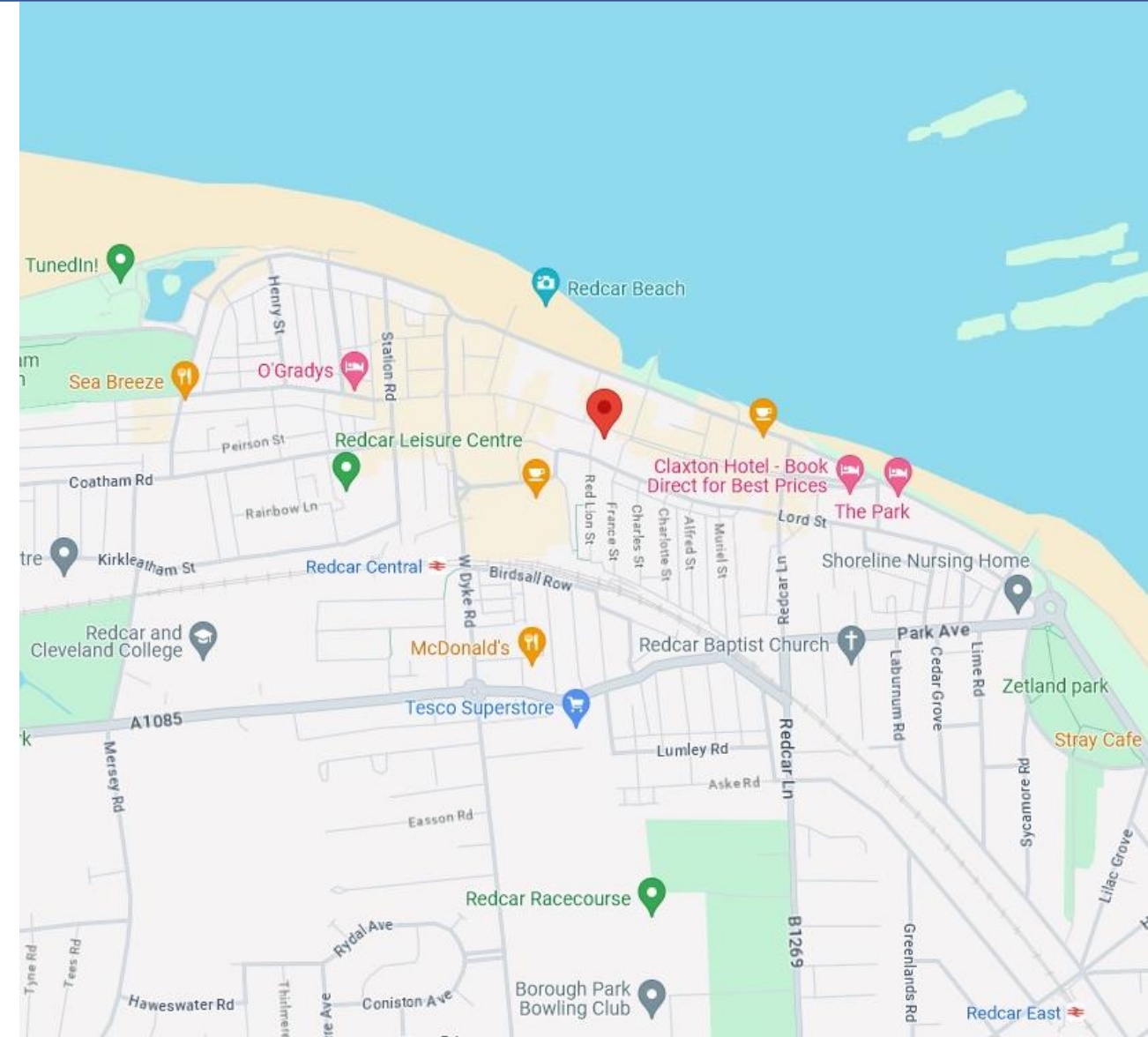


Redcar - 106 High Street TS10 3DL Virtual Freehold Retail Investment



Location:

The property is situated in the heart of the town centre on the south side of High Street, close to Regent Walk Shopping Centre where retailers include Home Bargains and JD Sports. Other nearby occupiers of the High Street include Iceland, Morrisons, B&M, The Works, Wilko, Costa Coffee, Greggs, Sports Direct and WHSmith, amongst others.



Redcar - 106 High Street TS10 3DL

Virtual Freehold Retail Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.