



## Mixed Use Investment

10/10a Alhambra Terrace, Fishburn, Stockton-on-Tees TS21 4BU

- Ground Floor Retail Unit & First Floor One Bed Flat
- Rental Income £7,380 per annum
- Retail Unit 375 sq. ft. (34.8 sq. m.) / Flat 408 sq. ft. (38 sq. m.)
- Prominent Main Road Position with Excellent Passing Trade
- Excellent Investment Opportunity
- 10.55 % Yield on Asking Price

**Offers Over: £69,950 Freehold**

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## Location

The property is located on Alhambra Terrace (B1278) a busy main route through the village of Fishburn, a civil parish in County Durham. The location has excellent transport links being circa 2.7 miles from the A1 (M).

## Description

Mixed use investment opportunity on popular main road.

This mixed-use investment represents a gross yield of 10.55 % on the guide price.

On street level, there is a good-sized retail unit, which is currently occupied by Iron Maiden a clothing store. The unit consists open plan retail area, store and W/C facilities. The tenant has been in occupation circa 5 years with her current lease rolling over.

On the first floor there is a one bedroom flat with ground floor utility room. The flat consists living room, kitchen, bedroom and bathroom. The tenant has been in occupation circa 20 years with the lease rolling over.

Area	Sq. m.	Sq. ft
<b>10 Alhambra Terrace</b>		
Ground Floor		
Retail Area	27.26	293.42
Store	4.94	53.17
W/C	2.62	28.20
<b>Total</b>	<b>34.82</b>	<b>374.79</b>
<b>10a Alhambra Terrace</b>		
Ground Floor		
Utility Room	6.38	68.67
First Floor		
Living Room	15.69	168.88
Kitchen	4.42	47.57
Bedroom	7.43	79.97
Bathroom	4.07	43.80
<b>Total</b>	<b>37.99</b>	<b>408.9</b>

## Rental Income

Unit	Tenant	Rental Income	Lease
Retail	Iron Maiden	£3,960 per annum	Rolling
Flat	Private	£3,420 per annum	Rolling

## Tenure

Freehold

## Price

Offers over £69,950

## Rateable Value (10 Alhambra Terrace)

The 2024 Rating List entry is Rateable Value £2,400

## Council Tax (10a Alhambra Terrace)

Band A

## Viewing

Strictly by appointment through this office

## Important Notice

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

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**Prepared 16<sup>th</sup> February 2024**

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