

6 WEEK COMPLETION



SITUATION

Located close to the junction with Northway in this busy trading position opposite a **Cash Convertors**, near a **Salvation Army** and **Nisa Local** and fronting an **Aldi Supermarket**, as well as being close to the town centre and Scarborough Railway Station. Scarborough is a major tourist resort town which lies on the A64 some 42 miles north of Hull and 40 miles east of York.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop (used as an Indian Takeaway)** and **Basement** with internal access to a **2 Bedroom Flat** on the First and Second Floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'9"
Net Frontage	15'6"
Shop & Built Depth	37'0"
WC	

Basement

Area Approx 160 sq ft

First & Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to Mr M. Miah as an Indian Takeaway for a term of 15 years from 23rd March 2011 (**See Note 1**) at a current rent of **£9,500 per annum** exclusive.

Rent Reviews 2014 and 2019

Note 1: The lease is an extension of a previous lease dated 3rd January 1997 and the tenant has been in occupation for over 15 years.

Note 2: Clear Channel UK Ltd have entered into a 5 year lease from 31st July 2011 at £950 p.a. for use of an Advertising Hoarding on the flank wall, subject to Planning Permission being granted. However, Planning Permission for this Hoarding was refused by Scarborough Borough Council on 22nd November 2011 under Planning Application no. 11/01660/AA and Clear Channel have lodged an appeal.

£9,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JOHN BARNETT**

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: Z. Melinek Esq - Email: zm@bnilaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts