



SITUATION

Occupying a busy trading position on this busy commercial thoroughfare which is an extension of Freeman Street, one of the town's main shopping locations, in this established parade serving the surrounding residential area. Grimsby is a well-established port and commercial centre which lies some 2 miles south of Hull.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above in need of refurbishment. In addition, the property benefits from a rear yard.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'2" Internal Width 17'0" Shop Depth 28'0" Built Depth 63'4" 3 WCs	Ladbrokes Betting and Gaming Limited (Having approx. 2,200 branches) (T/O for Y/E 31/12/11 £694m, Pre-Tax Profit £111.9m and Net Worth £885.6m)	5 years from 29th September 2006 (Holding Over)	£4,650	Repairing and Insuring
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	VACANT			

TOTAL	£4,650 plus Vacant Flat
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£4,650 per annum plus Vacant Flat

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Simmons Stein – Tel: 020 8954 8080
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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 £500 (including VAT) upon exchange of contracts