

**LET TO CORAL UNTIL 2023**



**SITUATION**

Located close to the junction with Cope Street, near to a **Nisa Local** and adjacent to a Takeaway, all serving the surrounding residential area. Grimsby is a well established port and commercial centre which lies some 18 miles south-east of Hull.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Double Shop** with separate front access to **2 Self-Contained Flats** on the first floor.

**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 31'6"<br>Internal Width 23'7"<br>Shop Depth 39'5"<br>Built Depth 50'7"<br>3 WC's<br>Sales Area Approx. 900 sq.ft | <b>Coral Estates Ltd</b><br>(Having approx. 1,600 branches) | 20 years from 24th January 2003          | £7,260                 | FRI<br><b>Rent Review 2018</b>                     |
| First Floor (2 Flats) | Not Inspected   | <b>Various</b>  | Each held 99 years from 1st January 1989 | £40<br>(£20 each flat) | <b>Two Valuable Reversions in approx. 73 years</b> |
| <b>TOTAL</b>          |   |   |  | <b>£7,300</b>          |  |

**£7,300 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

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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