

LOTS  
37-41

1/1a to 6/6a (inclusive), Lynton Parade, To be offered as  
Cromwell Road, Grimsby,  
South Humberside DN31 2BD  
5 separate Lots  
6 WEEK COMPLETION



#### SITUATION

Located close to the junction with Marklew Avenue, directly opposite **Lidl** and adjacent to a **JET Petrol Station** serving the surrounding residential population approx. ¾ mile west of the town centre.

Grimsby is a well-established port and commercial centre which lies some 18 miles south-east of Hull.

**VAT is NOT applicable to these Lots**

#### PROPERTIES

A detached parade comprising **6 Shops (incl. one double shop)** with separate rear access via a communal balcony to **6 Self-Contained Flats** on the first floor. In addition, there is a substantial customer car park at the front with a further area at the rear for parking and unloading.

#### FREEHOLD

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks		
<b>Lot 37</b> <b>*Guide:</b> <b>£100,000+</b>	Nos. 1/1a (Shop & Flat)	<b>Ground Floor Shop<sup>1</sup></b> Gross Frontage 19'4" Internal Width 17'11" Shop & Built Depth 49'2" WC	<b>H. Yildirhm</b> <b>(Pizza Takeaway)</b>	15 years from 29th September 2010 <b>(renewal of a previous lease)</b>	£11,000	FRI <b>Rent Reviews 2020 and 2025.</b>		
		<b>First Floor Flat<sup>1</sup></b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC						
<b>TOTAL</b>					<b>£11,000</b>			
<b>Lot 38</b> <b>*Guide:</b> <b>£120,000+</b>	Nos. 2/2a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'8" Internal Width 17'11" Shop & Built Depth 49'10" WC	<b>K. Y. Leung</b> <b>(Chinese Takeaway)</b>	20 years from 25th March 2012	£13,500	FRI <b>Rent Reviews March 2017 (Outstanding) and 5 yearly</b>		
		<b>First Floor Flat<sup>1</sup></b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC						
<b>TOTAL</b>					<b>£13,500</b>			
<b>Lot 39</b> <b>*Guide:</b> <b>£110,000+</b>	Nos. 3/3a (Shop & Flat)	<b>Ground Floor Shop</b> Gross Frontage 18'2" Internal Width 17'11" Shop & Built Depth 49'2" WC	<b>K &amp; K Optical Limited</b> <b>(Opticians having 2 branches)</b>	10 years from 29th September 2016 <b>(renewal of a previous lease)</b>	£12,300	FRI <b>Rent Reviews 2021 &amp; 2026.</b> <b>Tenant's Break 2021</b>		
		<b>First Floor Flat<sup>1</sup></b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC						
<b>TOTAL</b>					<b>£12,300</b>			
<b>Lot 40</b> <b>*Guide:</b> <b>£100,000+</b>	No. 4 (Shop)	Gross Frontage 18'11" Internal Width 17'8" Shop & Built Depth 49'6" WC	<b>Coopland &amp; Son</b> <b>(Scarborough)</b> <b>Limited</b> <b>(Bakers having over 100 branches)</b> <b>(T/O for Y/E 31/3/16 £42.12m, Pre-Tax Profit £1.73m and Shareholders' Funds £12.18m)</b>	5 years from 25th July 2013	£7,000	FRI		
	No. 4a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>		Individual	6 months from 5th April 2013	£3,600	AST <b>Holding over.</b>	
<b>TOTAL</b>					<b>£10,600</b>			
<b>Lot 41</b> <b>*Guide:</b> <b>£200,000+</b>	Nos. 5 & 6 (Double Shop)	Gross Frontage 38'1" Internal Width 35'11" Shop & Built Depth 49'7" Area Approx. 1,780 sq ft WCs	<b>Done Brothers</b> <b>(Cash Betting) Ltd</b> <b>t/a Betfred</b> <b>(Having approx. 1,380 branches)</b> <b>(T/O for Y/E 25/09/16 £320.07m, Pre-Tax Profit £29.29m and Shareholders' Funds £35.29m)</b>	10 years from 20th February 2013 <b>(renewal of a previous lease)</b>	£12,600	FRI <b>Rent Review and Tenant's Break February 2018</b>		
		No.5a (First Floor Flat)		2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	Individual	6 months from 10th March 2015	£3,300	AST <b>Holding over.</b>
		No.6a (First Floor Flat)		2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	2 Individuals	6 months from 15th October 2016	£4,200	AST <b>Holding over.</b>
<b>TOTAL</b>					<b>£20,100</b>			

<sup>1</sup> Not Inspected by Barnett Ross

**VENDOR'S SOLICITORS**  
Fladgate LLP – Tel: 020 3036 7000  
Ref: Ms Katherine Tweed – Email: ktweed@fladgate.com

The Surveyors dealing with these properties are  
**STEVEN GROSSMAN** and **ELLIOTT GREENE**

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

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) per Lot upon exchange of contracts