



SITUATION

Located in this pedestrianised town centre retail thoroughfare, close to the junction with Victoria Street West and the modern Freshney Place Shopping Centre, being amongst such multiple retailers including **Halifax, Wilco, House of Fraser, Specsavers, Subway, Cooplands** and many others.

Grimsby is an established port and commercial centre which lies on the main A180 some 18 miles south-east of Hull.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **Offices** on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------|------------------------------------------------------|
| Ground Floor Shop & First Floor Office | Ground Floor Shop Internal Width 16'8" widening to 25'1" Shop Depth 33'6" Built Depth 46'8" 3 WCs First Floor Office Area Approx. 615 sq ft plus 2 WCs | Coral Racing Limited (Having approx. 1,600 branches) (T/O for Y/E 26/09/15 £667.8m, Pre-Tax Profit £81.1m and Shareholders' Funds £409.98m) | 15 years from 11th June 2008 | £20,000 | Effectively FRI Rent Reviews 2018 and 2023 |
| Second Floor Office | Area Approx. 730 sq ft plus 2 WCs | Sarah Knight (Beauty Therapist) | 3 years from 13th June 2016 | £2,600 | Effectively FRI Tenant's Break June 2018 |
| Third Floor Office | Area Approx. 750 sq ft plus WC | Milestone Finance Limited (Debt Collectors) | Periodic Tenancy (in occupation since 2010) | £2,600 | IRI |
| TOTAL | | | | £25,200 | |

Note: Completion 30th November 2017.

£25,200 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
DMH Stallard LLP - Tel: 020 7822 1610
Ref: M. Harris - Email: mervyn.harris@dmhstallard.com

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