



## SITUATION

Located within this local parade, close to the junction with Tiverton Street amongst a variety of local traders as well as a **Tesco Express** and a **McDonald's**, all serving the surrounding residential area. Cleethorpes lies some 3 miles east of Grimsby and 31 miles north-east of Lincoln with good road access via the A48 and A180.

**VAT is applicable to this Lot**

## TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway	Gross Frontage Internal Width Shop Depth Built Depth WC	17'10" 17'1" 27'5" 61'0"	<b>M. Hassan</b> t/a <b>Little Italy</b> ( <b>Fast Food Takeaway</b> )	5 years from 6th March 2020 (excl. s.24-28 of L & T Act 1954)	£5,000 (rising to <b>£6,000 in 2023</b> )	Effectively FRI <b>Note: The tenant is currently undertaking a re-fit of the ground floor.</b>
First Floor Flat	Not inspected - believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC				<b>VACANT</b>	<b>Previously let at £3,480 p.a.</b>
					<b>Total: £5,000</b> (rising to <b>£6,000 in 2023</b> ) plus Vacant Flat	

## £5,000 p.a. rising to £6,000 p.a. plus Vacant Flat

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

### Vendor's Solicitors

Darlington Hardcastles  
Tel: 01923 774 272 Ref: Geoffrey Warren  
Email: geoffwarren@dhsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**