



SITUATION

Located close to the junction with Cross Street in the heart of the town centre amongst nearby multiples such as **Three, Boots, One Stop, Ramsdens** and more.

The Seaside resort town of Bridlington is located approximately 24 miles north of Hull and 14 miles south of Scarborough.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION¹

Ground Floor Shop

Area Approx. 1,182 sq ft
WC

¹Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **William Hill Organization Limited (T/O for Y/E 27/12/2022 £510m, Pre-Tax Profit £5.1m and Shareholders' Funds £12.9m)** for a term of 10 years from 4th June 2018 (**no further breaks - see Note**) at a current rent of **£17,750 per annum** exclusive.

Rent Review June 2023 (Outstanding).

Note: The Tenant did not operate their June 2023 Break Clause.

£17,750 per annum

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

Vendor's Solicitors

Freeman Solicitors
Tel: 020 7935 3522 Ref: Howard Freeman
Email: hf@freemanssolicitors.net

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



View down promenade from Cliff Street