



SITUATION

Located close to the junction with Cross Street in the heart of the town centre amongst nearby multiples such as **Ladbrokes, Costa, Three, 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. 593 sq ft

WCs

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 **A. Marianathan t/a Premier Express (Convenience Store)** for a term from 10th July 2018 to 24th March 2033 (**no further breaks**) at a current rent of **£10,000 per annum** exclusive.

Rent Review July 2023 (Outstanding).

£10,000 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'**