



SITUATION

Located at the junction with Northway in a local parade approximately 3 miles from Scarborough City Centre. Scarborough is a major tourist resort town which lies on the A64 some 42 miles north of Hull and 40 miles east of York.

VAT is NOT payable in respect of these Lots

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 28 Reserve Below £90,000	Nos. 73/73A (Ground Floor Shop and First & Second Floor Flat)	Ground Floor Shop Gross Frontage 19'9" Net Frontage 15'6" Shop & Built Depth 37'0" WC Basement Area Approx 160 sq ft First & Second Floor Flat 3 Rooms, Kitchen, Bathroom/WC	Mr H Miah (Indian Takeaway)	15 years from 23rd March 2011 (Extension of previous lease dated 3rd January 1997. Tenant in occupation for over 14 years).	£9,500	FRI Rent Reviews 2014 and 2019
	Gable Wall	Advertising Hoarding	Clear Channel UK Ltd	5 years from 31st July 2011	£950	Awaiting installation.
TOTAL					£10,450	

Lot 29 Reserve Below £85,000	No. 71 (Ground Floor Shop)	Gross Frontage 17'0" Internal Width 16'0" Shop Depth 35'4" WC	D. Sobala (Polish Foods)	3 years from 1st December 2010	£5,200	FRI
	No. 71A (First and Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 1st October 2011	£4,740	AST
TOTAL					£9,940	

PROPERTIES

Part of a terraced parade of brick construction **each** comprising a **Ground Floor Shop (one with a Basement)** together with a **Self-Contained Flat** above. No. 71 has separate rear access to the flat and No. 73 has internal access to the flat. Gable Wall let to Clear Channel UK Ltd.

FREEHOLD

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: Z. Melinek Esq - Email: zm@bnilaw.co.uk

The Surveyors dealing with these properties are
MATTHEW BERGER and **JOHN BARNETT**

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 £275 (including VAT) upon exchange of contracts