



SITUATION

Occupying a prominent trading position opposite **Sainsbury's** and **Ladbrokes** and the **Local Market** and close to its junction with St Peter's Avenue and such multiple traders as **Nationwide**, **Specsavers**, **Peacocks**, **KFC** and others.

Cleethorpes lies some 3 miles east of Grimsby and 31 miles north-east of Lincoln, whilst enjoying good road access with the A48 and A180.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with both internal and rear access to **Offices** at first floor level (see Note).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'8"
Internal Width	20'9"
Shop Depth	12'1"
Built Depth	16'0"

WC

First Floor Offices

Area	Approx 530 sq ft
Kitchen	

£11,100 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Cleethorpes Chronicle Ltd as Publishers** for a term of 21 years from 11th March 2002 at a current rent of **£11,100 per annum** exclusive.

Rent Review March 2016 (Outstanding)

Note: The property also includes a large section of Flying Freehold over No. 4



VENDOR'S SOLICITORS
Russell Cooke – Tel: 020 8789 9111
Ref: Ms Francine Blanc – Email: francine.blanc@russell-cooke.co.uk

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