



SITUATION

Occupying a prominent town centre location in the pedestrianised King Street, adjacent to **CEX**, opposite **Superdrug** and amongst such other multiple retailers including **The Works**, **Costa**, **Ladbrokes**, **Boyes**, **NatWest**, **Thomson** and **HSBC**. The seaside resort town of Bridlington is located approx. 24 miles north of Hull and 14 miles south of Scarborough.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'3"
Internal Width	12'1"
widening to	16'1" (max)
Shop & Built Depth	55'0"
Sales Area	Approx. 734 sq ft
First Floor Ancillary Area	Approx. 156 sq ft plus WCs
Second Floor Ancillary Area	Approx. 132 sq ft

VAT is applicable to this Lot

FREEHOLD

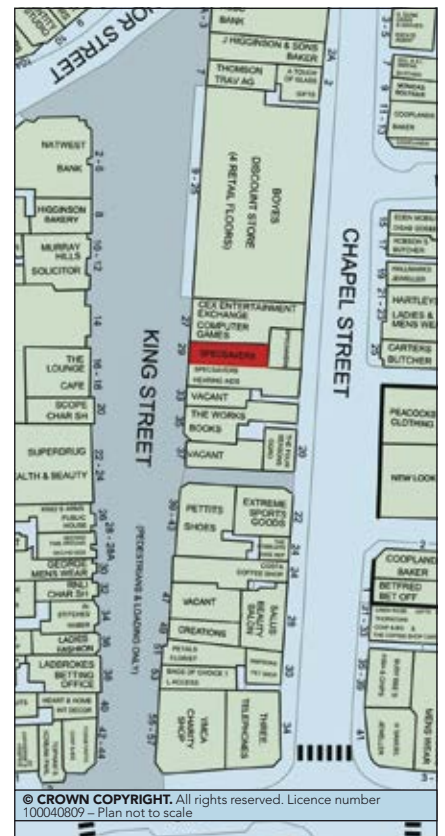
TENANCY

The entire property is let on a full repairing and insuring lease to **Specsavers Optical Superstores Limited** (T/O for Y/E 29/02/16 £673.6m, Pre-Tax Profit £28.8m and Shareholders' Funds £57.8m) for a term of 15 years from 1st February 2007 at a current rent of **£20,000 per annum** exclusive.

Rent Review February 2017 (Outstanding)

Note: The lessee also trades from the adjoining shop (No. 31) and from No. 16 Chapel Street which abuts the rear of the property, both of which are not included in the sale.

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**



JOINT AUCTIONEERS
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VENDOR'S SOLICITORS
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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