



SITUATION

Located within this local parade, close to the junction with Tiverton Street amongst a variety of local traders as well as a **Tesco Express** and a **McDonald's**, all serving the surrounding residential area.

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

PROPERTY

A mid terrace building comprising a **Ground Floor Takeaway** with separate rear access to a **2 Bed Self-Contained Flat** on the first floor. In addition, the property benefits from a rear yard and use of a rear service road for unloading.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway	Gross Frontage 17'10" Internal Width 17'1" Shop Depth 27'5" Built Depth 61'0" WC	A. Zeglam (Fast Food Takeaway)	6 years from 11th February 2014 (In occupation since 2010 - renewal of a previous lease)	£7,000	FRI – see Lease Rent Review February 2017 (Outstanding). £1,950 Rent Deposit held. Note: The tenant did not operate his August 2015 and February 2017 break clauses.
First Floor Flat	Not inspected - believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	6 months from 14th October 2016	£3,480	AST. Holding over. £290 Rent Deposit held.
TOTAL				£10,480	

£10,480 per annum

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

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

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