



6 WEEK COMPLETION



SITUATION

Located within this picturesque village only a few hundred yards from Market Place and the High Street where shopping facilities can be found, including a **Post Office, Nisa Local** and **Londis**, serving the surrounding residential population. The property is conveniently situated on the main A1033 approximately 4 miles south-west of Withernsea and 13 miles east of Hull.

PROPERTY

A substantial end of terrace building comprising a **Ground Floor Children's Nursery** with internal access to **Residential Accommodation** on the first floor. The property includes a rear **External Play Area** and benefits from side vehicular access.

ACCOMMODATION

Ground Floor Nursery

Gross Frontage	54'1"
Built Depth	46'9"
GIA	Approx. 2,160 sq ft
WCs	

First Floor Residential Accommodation

4 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 1,188 sq ft

Total GIA	Approx. 3,348 sq ft
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£18,000 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

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Beanstalks Day Nursery Patrington Limited, H. Archer & Z. Graham as a Day Nursery & Kids Club** for a term of 5 years from 4th March 2016 (**renewal of a previous lease**) at a current rent of **£18,000 per annum** exclusive.

Note: £1,200 Rent Deposit held.



VENDOR'S SOLICITORS

Banner Jones Solicitors – Tel: 01246 560 560
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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