

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position in the heart of the town centre, close to the junction with Seaside Road, amongst nearby multiples such as **Boots, Post Office, Aldi, McColls, Cooplands, Coral, Heron Foods** and **Lloyds Bank** as well as a variety of local traders. The coastal town of Withernsea is a popular tourist destination lying approx. 24 miles east of Hull and enjoying good road access via the A1033.

PROPERTY

A mid terrace building comprising a **Ground Floor Triple Betting Shop** with separate rear access to **2 Self-Contained Flats** at first floor level. In addition, the property benefits from use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--------------------------|---|---|--------------------------------|-------------------|----------|
| Ground Floor Triple Shop | Gross Frontage 47'7" Internal Width (front) 46'3" Rear Width 30'4" Shop Depth 29'2" Built Depth 64'0" Sales Area Approx. 1,100 sq.ft. Kitchen Area Approx. 95 sq.ft. 2 Customer WCs Approx. 230 sq.ft. 1 Staff WC | Done Brothers (Cash Betting) Ltd t/a Betfred (Having approx. 1,380 branches) (T/O for Y/E 25/09/16 £320.07m, Pre-Tax Profit £29.29m and Shareholders' Funds £35.29m) | 15 years from 18th April 2007 | £18,500 | FRI |
| First Floor (2 Flats) | 2 Flats - Not inspected | Various | Each 999 years from completion | Peppercorn | Each FRI |
| TOTAL | | | | £18,500 | |

£18,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Points 9 & 10 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