



SITUATION

Located on the pedestrianised Market Place, in the heart of the town centre, adjacent to **Poundstretcher** and amongst such multiple retailers as **Boots, Nationwide, WH Smith, Heron Foods, Tui** and **Martin's**.

Gainsborough is a popular market town situated approximately 15 miles north-west of Lincoln and 30 miles east of Sheffield with good road communications via the A631 and the A159.

PROPERTY

A mid terrace building comprising **2 Deep Ground Floor Shops**, one having part rear first floor **Ancillary Accommodation** together with separate rear access via a front passageway to **2 Self-Contained Flats** planned on part first and second floors with uPVC double glazing. In addition the property benefits from rear access to Heaton Street for loading.

VAT is NOT applicable to this Lot

FREEHOLD



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View of Market Place from property



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
9 Market Place (Ground Floor Shop)	Gross Frontage 25'0" Internal Width 22'11" widening at rear to 27'9" Shop & Built Depth 161'3" Sales/Store/Ancillary Area Approx. 3,000 sq ft WC	Coopland & Son (Scarborough) Limited (Bakery having approx. 140 branches) (T/O for Y/E 31/03/17 £44.3m, Pre-Tax Profit £542,000 and Shareholders' Funds £12.1m)	5 years from 15th January 2018	£20,000	FRI (subject to a schedule of condition)
11 Market Place (Ground Floor Shop & Rear First Floor)	Ground Floor Shop Gross Frontage 25'2" Internal Width 21'2" widening to 37'2" Shop Depth 114'4" Built Depth 163'3" Sales Area Approx. 2,175 sq ft Store/Office/Loading Area Approx. 1,605 sq ft Rear First Floor Ancillary Staff Room Area Approx. 205 sq ft Ladies & Gents WCs Total Area Approx. 3,985 sq ft	Superdrug Stores Plc (Having 800 branches) (T/O for Y/E 30/12/17 £1.24bn, Pre-Tax Profit £92.9m and Shareholders' Funds £255m)	5 years from 14th July 2016 (renewal of a previous lease – in occupation since 1995)	£23,500	FRI Tenant's Break July 2019
First Floor Flat	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (GIA Approx. 705 sq ft)	Individual	6 months from 1st June 2018	£4,200	AST £350 Rent Deposit held.
Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ (GIA Approx. 650 sq ft)	Individual	6 months from 18th November 2016	£4,200	AST Holding over. £200 Rent Deposit held.
¹ Not inspected by Barnett Ross				Total: £51,900	

£51,900 per annum

The Surveyors dealing with this property are
John Barnett and Steven Grossman

Vendor's Solicitors

Lawrence Stephens Solicitors
Tel: 020 7936 8888 Ref: A. Barr
Email: abarr@lawstep.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page