

Barton-upon-Humber

20 and 20A Market Place
North Lincolnshire
DN18 5DA

- **Freehold Takeaway Restaurant Investment and Vacant Residential**
- Town centre location
- Takeaway restaurant let until 2023 plus two vacant flats
- VAT not applicable
- Total Current Rents Reserved
£6,000 pa
plus two vacant flats



Tenure

Freehold.

Location

The town of Barton-upon-Humber is located on the south bank of the Humber Estuary, some 46 miles east of Leeds and 6 miles south-west of Hull.

The property is situated on the south side of Market Place, opposite the junction with George Street.

Occupiers close by include Lloyds Bank, a Co-operative supermarket, British Red Cross, Boots the Chemist and a variety of other retailers.

Description

The property is arranged on ground and one upper floor to provide a ground floor takeaway unit and two flats over ground and first floors.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

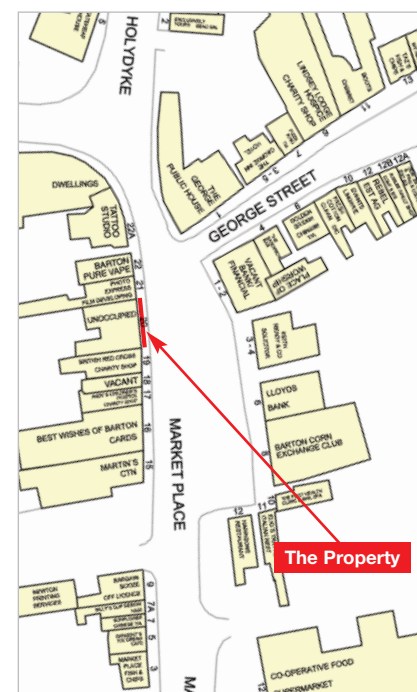
Energy Performance Certificate

For EPC Rating please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-------------|----------------|--------------------------------|--|------------------------|---------------------------|
| Retail Unit | Individual (1) | No Access | 12 years from 09.11.2011 Rent review every 3rd year | £6,000 p.a. | Reversion 2023 |
| Flat | Vacant | Residential – One Bedroom Flat | | – | – |
| Flat | Vacant | Residential – Studio Flat | | – | – |

(1) The tenant is not in occupation.

Total £6,000 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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CHARTERED SURVEYORS