

# Grimsby

## 10/12 Bethlehem Street

### South Humberside

#### DN31 1JZ

- **Leasehold Bank Investment**
- Majority let to Yorkshire Bank plc until 2027 (2)
- Prominent corner position
- Vacant 100.90 sq m (1,086 sq ft) first floor offices
- No VAT applicable
- Bank Rent Review 2022
- Total Current Gross Rents Reserved **£42,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Leasehold. Held from North East Lincolnshire Borough Council for a term of 99 years from 1st February 1968 (thus having some 49 years unexpired) at a current ground rent of £5,500 per annum subject to a review on 1st February 2033.

## Location

Grimsby is a well established commercial centre and a major fishing port situated on the south bank of the Humber Estuary, some 34 miles south-east of Hull. The town enjoys rapid links to the national motorway network via the A80 to the M180 and also has regular rail services.

The property is situated on the northern side of Bethlehem Street at its junction with West St Marys Gate and South St Marys Gate in the town centre and close to Grimsby Town Rail Station. Occupiers close by include Iceland, Halifax, Wilko, Cooplands Bakery and JD Wetherspoon, with many others nearby on the pedestrianised Victoria Street West.

## Description

The property is arranged on ground and two upper floors to provide a ground floor banking hall together with part first floor staff and ancillary

accommodation above. In addition the remainder of the first floor and the second floor provide self-contained office suites with separate access from West St Marys Gate.

## VAT

VAT is not applicable to this lot.

## Documents

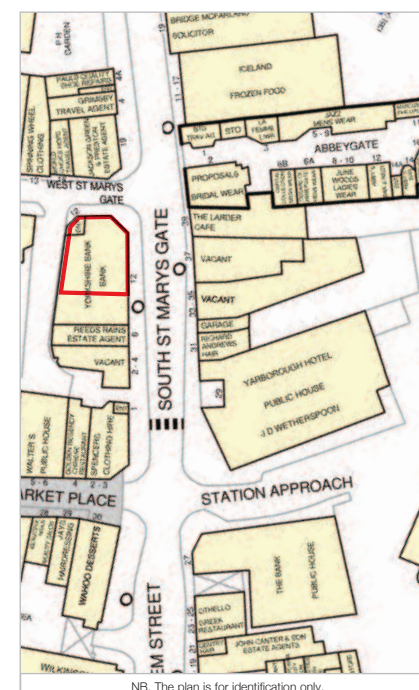
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

EPC Rating 82 Band D (Copy available on website).

## Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 3rd October. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 232 Grimsby**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground, Part First Floor and Second Floor	Yorkshire Bank plc (1)	Gross Frontage 19.46 m (63' 10") Net Frontage 13.88 m (45' 5") Splay Frontage 6.55 m (21' 6") Return Frontage 7.60 m (24' 11") Shop Depth 10.97 m (35' 11") Built Depth 15.70 m (51' 6") Ground Floor Sales 198.11 sq m (2,133 sq ft) Ground Floor Ancillary 32.59 sq m (351 sq ft) Part First Floor Staff/Ancillary 48.77 sq m (525 sq ft) Second Floor Offices/Ancillary (3) 153.00 sq m (1,647 sq ft)	10 years from 10.05.2017 Rent review and option to break in the 5th year (2) Effectively FR & I	£42,000 p.a.	Rent Review 2022
Part First Floor	Vacant	Part First Floor Offices (3) 100.90 sq m (1,086 sq ft)	-	-	-

(1) Website Address: [www.ybonline.co.uk](http://www.ybonline.co.uk). Yorkshire Bank are part of CYBG plc.  
(3) Part only inspected by Allsop.

**Total £42,000 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  
**Seller's Solicitor** T Simpson Esq, Harold Stock & Co Solicitors. Tel: 01457 835597 e-mail: [ts@haroldstock.com](mailto:ts@haroldstock.com)

NB. The plan is for identification only.