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LOT

Grimsby

126 Oxford Street South Humberside DN32 7PB

- **Freehold Betting Shop and Residential Ground Rent Investment**
- Let to Coral Estates Ltd
- Lease expiring 2023 (No breaks)
- No VAT applicable
- Rent Review 2018

Tenure

Freehold.

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 within a parade located on the southern side of Oxford Street, a predominantly residential road between its junctions with Rutland Street and Stanley Street. Occupiers close by include Pizza House (adjacent) and Evergreen Chinese & English Meals.

Total Current Rent Reserved
£8,600 pa

Description

The property is arranged on ground and first floor to provide a ground floor betting shop with two flats above, which are accessed from the side and have been sold off.

VAT

VAT is not applicable to this lot.

Documents

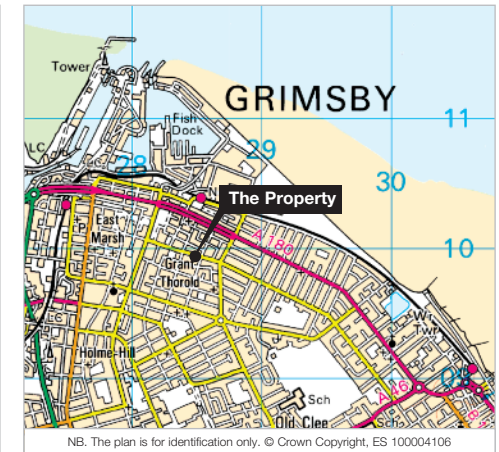
The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

Nigel Price, Ford and Warren.
Tel: 0113 243 6601.
E-mail: nigel.price@forwarn.com



No.	Present Lessee	Accommodation	Lease Terms	Ground Rent £ p.a.	Next Review/ Reversion
Ground Floor	Coral Estates Ltd (1)	Gross Frontage 8.80 m (28' 10") Net Frontage 8.00 m (26' 3") Shop Depth 19.45 m (63' 9") Ground Floor 147.35 sq m (1,586 sq ft)	20 years from 24.01.2003 IR & I	£8,500 p.a.	2018/2023
Flat	Individual	First Floor Flat	125 years from 20.06.2008	£50 p.a.	2133
Flat	Individual	First Floor Flat	125 years from 20.06.2008	£50 p.a.	2133
(1) No. of Branches: 1,600. Website Address: www.coral.co.uk				Total £8,600 p.a.	

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LOT

Oswaldtwistle

294 Union Road Lancashire BB5 3JD

**ON THE INSTRUCTIONS OF MJ PRYCE
ACTING AS LPA RECEIVER**

- **Freehold Take-Away Investment**
- Town centre location
- No VAT applicable

Tenure

Freehold.

Location

Oswaldtwistle lies immediately to the west of Accrington on the Leeds and Liverpool Canal 3 miles east of Blackburn and 2 miles south of the M65 Motorway. The property is situated on the north side of Union Road, the main shopping street in the town, between its junction with Simpson Street and Havelock Street. There is a doctor's surgery adjacent and a public car park to the rear. Occupiers close by include Lloyds Bank, Age UK, Coral, a pharmacy, Premier Convenience Store and a Co-Operative Food.

Current Rent Reserved
£5,200 pa

Description

The property is arranged on ground and one upper floor to provide a ground floor shop currently fitted out as a take-away together with ancillary accommodation at first floor level. To the rear of the property is a yard and an external WC.

The property provides the following accommodation and dimensions:

Gross Frontage	4.95 m	(16' 3")
Net Frontage	4.20 m	(13' 9")
Ground Floor	51.90 sq m	(559 sq ft)
First Floor	34.65 sq m	(373 sq ft)
Total	86.55 sq m	(932 sq ft)

NB. Not inspected by Allsop. Information and areas taken from a Valuation Report.

Tenancy

The entire property is at present let to MR RASHAD AMIN for a term of years from 1st August 2011 and expiring 3rd July 2013 at a current rent of £5,200 per annum (annualised). The tenant is holding over.

VAT

VAT is not applicable to this lot.

Seller's Solicitor

Stephen Evans-Jones, Field Fisher.
Tel: 0161 835 8022.
E-mail: stephen.evans-jones@fieldfisher.com



Documents

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