



Grimsby

10/12 Bethlehem Street South Humberside DN31 1JZ

- **Leasehold Bank Investment**
- Majority let to Yorkshire Bank plc
- Prominent corner position
- No VAT applicable
- Total Current Gross Rents Reserved
£53,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

Tenure

Leasehold. Held from Grimsby Borough Council for a term of 99 years from 1st February 1968 (thus having some 55 years unexpired) at a current ground rent of £5,500 per annum subject to a review on 1st February 2013 and 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 Bank, Wilkinsons, Games Workshop and The Co-Operative Bank.

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

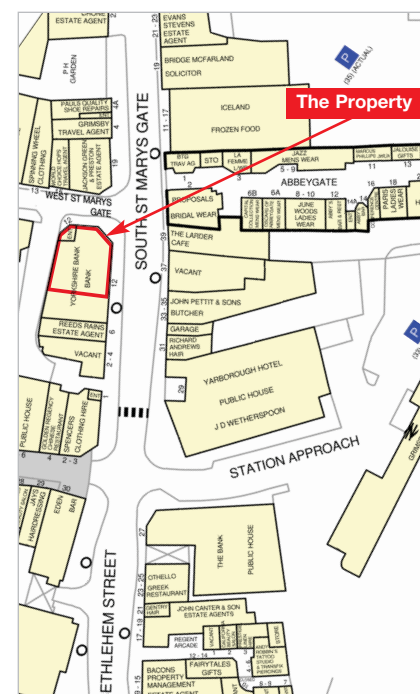
VAT is not applicable to this lot.

Documents

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

Viewings

To be held on Monday 8th October 2012 by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details, including your telephone number to viewings@allstop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 46 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 Net Frontage 13.88 m Splay Frontage 6.55 m Return Frontage 7.60 m Shop Depth 10.97 m Built Depth 15.70 m Ground Floor Sales 198.11 sq m Ground Floor Ancillary 32.59 sq m Part First Floor Staff/Ancillary 48.77 sq m Second Floor Offices/Ancillary (3) 153.00 sq m	15 years from 24.06.2000 Rent review every 5th year Effectively FR & I	£45,000 p.a.	Reversion 2015
Part First Floor	Prime Time Recruitment Ltd (2)	Part First Floor Offices (3) 100.9 sq m (1,086 sq ft)	6 years from 03.04.2009 Rent review and tenant's option to break (Not Exercised) in the 3rd year Effectively FR & I	£8,000 p.a.	Reversion 2015

(1) Website Address: www.yorkshire.co.uk. Yorkshire Bank are part of National Australia Bank.

(2) Website Address: www.primetime.co.uk. For the year ended 30.06.2011, Prime Time Recruitment Ltd reported a turnover of £192,288m, a pre-tax profit of £4,279m, Shareholders' Funds of £19,030m and a net worth of £18,530m. (Source: riskdisk.com 05.09.2012.)

(3) Part only inspected by Allsop.

Total £53,000 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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