



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 in a very prominent corner position on Old Market Place, at its junction with Victoria Street West, opposite a BHS Department Store and an entrance to Freshney Place Shopping Centre.

Occupiers close by include William Hill (adjacent), Santander, Lloyds TSB, Wilkinson, Thomas Cook and a House of Fraser Department Store.

Description

The property occupies a prominent corner position and is arranged on ground and three upper floors to provide a ground floor shop with storage accommodation above. The third floor is not presently used.

The property provides the following accommodation and dimensions:

Internal Width Maximum	13.0 m	(42' 8")
Shop Depth (maximum)	10.2 m	(33' 6")
Ground Floor	70.50 sq m	(759 sq ft)
First Floor	81.10 sq m	(873 sq ft)
Second Floor	71.40 sq m	(769 sq ft)
Third Floor	41.50 sq m	(447 sq ft)
Total	264.50 sq m	(2,848 sq ft)

Tenancy

The entire property is at present let to RAMSDENS FINANCIAL LTD for a term of 10 years from 25th April 2013 at a current rent of £36,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants, subject to a photographic Schedule of Condition. There is a rent free period that expires on 31.10.2013. (1) There is a tenant's option to determine after 5 years upon 6 months' notice.

Tenant Information

Ramsdens are one of the largest independent pawnbrokers in the UK. They were established in 1987 and currently trade from over 100 branches throughout North East England, Yorkshire, Scotland and Wales.

Website Address: www.ramsdensforcash.co.uk

For the year ended 31st March 2013, Ramsdens Financial Limited reported a turnover of £71.1m, a pre-tax profit of £9.2m and a net worth of £19.9m. (Source: riskdisk.com 16.09.2013)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Grimsby

15 Old Market Place DN31 1DT

- **Prominent City Centre Shop Investment**
- Entirely let to Ramsdens Financial Ltd
- Lease expires 2023 (1)
- Pedestrianised location opposite BHS & an entrance to Freshney Place Shopping Centre, and close to a House of Fraser Department Store
- Rent Review 2018
- Current Rent Reserved

£36,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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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