

Grimsby

202 (Lot 238), 204 (Lot 239) and 206 (Lot 240), Welholme Road, North East Lincolnshire DN32 9JB

- **Three Freehold Adjoining Buildings and Hard Standing Area Adjacent to No.202**
- To be offered either Individually or Collectively
- Lot 238: internally arranged to provide: Two Self-Contained Flats each subject to Assured Shorthold Tenancies
- Lot 239: a Lock-up Shop with Flat above - Shop subject to a Commercial Lease, Flat Vacant
- Lot 240: Terrace House subject to an Assured Shorthold Tenancy
- Possible Potential for Re-Development of Hardstanding Area subject to all necessary consents
- Current Gross Rent Reserved **£16,900 per annum with Vacant Possession of One Flat**



To View

Viewings will be every Wednesday and Friday before the Auction between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: MW).

Joint Auctioneers

Messrs Lovelle Bacon (Ref: AC)
Tel: 01472 500 7000

Seller's Solicitor

Messrs Curry Popeck Solicitors (Ref: JG).
Tel: 0208 907 2000
Email: jgarson@currypopeck.com

INVESTMENT/PART VACANT – Freehold



Tenure

Freehold.

Location

The properties are situated on the south side of Welholme Road, at its junction with Heneage Road, where local shops and other facilities are located. Grimsby town centre is approximately 0.8 miles north, providing an extensive range of shops and other facilities, including Freshney Place Shopping Centre and Grimsby Town Rail Station. Local schools and colleges are within a two mile radius, including Franklin College 1.7 miles west.

Description

The property comprises three terrace buildings arranged over ground and first floors beneath a pitched roof. The properties are internally arranged to provide three self-contained flats, one lock-up shop and a house. To be offered individually or collectively.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor.

Tenancies

A schedule of Accommodation and Tenancies is set out below.

Lot	No.	Accommodation	Terms of Tenancy	Net Rent p.a.
238	202	Ground Floor Three Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 6 months from 28th September 2015	£4,420
		First Floor Three Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 6 months from 9th November 2015	£4,160
239	204	Ground Floor Lock-up Shop	Commercial Lease commencing 7th October 2013 and expiring 6th October 2015	£3,380
		First Floor Four Rooms, Kitchen and Bathroom	Vacant	
240	206	Three Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 20th April 2015	£4,940

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.