



### Tenure

Freehold.

### Location

Cleethorpes is a coastal resort town at the mouth of the River Humber, adjacent to the east of Grimsby. The town is well known for its sandy beaches, pier and all-weather leisure centre.

The property is situated on the southern side of Market Street, at its junction with Short Street and Cross Street. The street benefits from a large public car park.

Occupiers close by include Ladbrokes, William Hill, Sainsbury's, The Works, Greggs and a number of restaurants and bars.

### Description

The property is arranged on ground and two upper floors to provide a bar and restaurant on the ground floor and a seven bedroom boutique hotel on the upper floors. The property benefits from an outside patio area, providing an outside bar and seating.

The property provides the following accommodation and dimensions:

Ground Floor	196.5 sq m	(2,115 sq ft)
First Floor	126.0 sq m	(1,357 sq ft)
Second Floor	89.6 sq m	(965 sq ft)
<b>Total</b>	<b>412.1 sq m</b>	<b>(4,437 sq ft)</b>

**NB. Not inspected by Allsop, areas provided by the Vendor.**

### Tenancy

The entire property is at present let to GPL PROPERTIES NO.10 LIMITED for a term of 10 years from 20th May 2016 at a current rent of £60,000 per annum. The lease provides for rent reviews on 1st January 2019 and every third year thereafter and contains full repairing and insuring covenants.

### 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 63 Band C (Copy available on website).

## Cleethorpes

### 49-51 Market Street Lincolnshire DN35 8LY

- **Freehold Leisure Investment**
  - Arranged as a bar, restaurant and boutique hotel
  - Well located in the town, a short distance from the sea front
  - Entirely let until 2026
  - Tenant has been in occupation since 2006
  - No VAT applicable
  - Rent Review 2019
  - Current Rent Reserved
- £60,000 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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