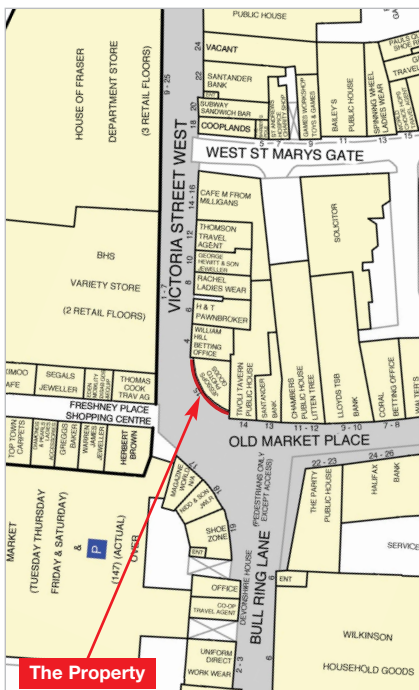


Grimsby 15 Old Market Place Lincolnshire DN31 1DY

- **Prominent City Centre Shop Investment**
- Entirely let to The Jessop Group Ltd
- Lease expires 2024
- Pedestrianised location opposite BHS and close to House of Fraser
- Rent Review 2014
- Current Rent Reserved

£45,500 pa

SIX WEEK COMPLETION AVAILABLE



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 Road 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 Sales	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 THE JESSOP GROUP LTD for a term of 20 years from 30th April 2004 at a current rent of £45,500 per annum, exclusive of rates. 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.

Tenant Information

Jessops is the UK's premier photographic retailer and they operate from over 200 stores.

www.jessops.com

For the year ended 2nd January 2011, The Jessop Group Limited reported a turnover of £229.2m, a pre-tax profit of £111.3m, shareholders' funds of £70.2m and a net worth of £70.2m (Source: riskdisk.com 24.04.2012)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to viewings@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 36 Grimsby**.

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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