## **Lincolnshire DN31 1LB**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





**Freehold Retail Investment** 

www.acuitus.co.uk

### **Lincolnshire DN31 1LB**





#### **Property Information**

#### Freehold Retail Investment • Entirely let to Coopland & Son (Scarborough) Limited - a part of EG Group (Euro Garages) • 5 years from 01/10/21 (No breaks) • Nearby occupiers include Marks & Spencer, Body Shop, Starbucks, McDonald's and Greggs VAT-free Investment Lot Auction 42 15th December 2022 Rent Status £30,000 per Annum Exclusive Available **Auction Venue** Sector High Street Retail Live Streamed Auction

Miles	33 miles south-east of Kingston upon Hull, 35 miles north-east c Lincoln					
Roads	A1, M1 and M180 Grimsby Town Railway Station					
Rail						
Air	Humberside Airport					
Situation						
	et at its junction with West St Mary's Gate and opposite Freshney ing Centre. Nearby occupiers include Marks & Spencer, Body					
Shop, Starbu	ing Centre. Nearby occupiers include Marks & Spencer, Body					

Description	nc
The proper floors.	ty comprises two shops arranged on the ground, first and second
VAT	
VAT is not a	applicable to this lot.
Completion	on Period
Six Week 0	Completion

#### DISCL AIMEE

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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#### **Tenancy & Accommodation**

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
18 Victoria Street 5 West St Mary's Gate	Ground First Second Ground	Retail Office/Ancillary Ancillary Retail	60.90 45.20 34.10 11.60	(655) (486) (367) (125)	COOPLAND & SON (SCARBOROUGH) LIMITED (1) (t/a Cooplands)	5 years from 01/10/2021	£30,000
Total			151.80	(1,633)			£30,000

<sup>(1)</sup> Founded in 1885, Cooplands employs more than 1,600 staff and with about 180 stores and cafes, is the UK's second largest bakery chain. Cooplands was sold to CS Food Group Holdings Limited and in 2021 became part of EG Group (Euro Garages). (www.cooplands-bakery.co.uk)

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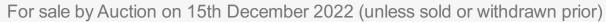
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#### **Contacts**

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#### Seller's Solicitors

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