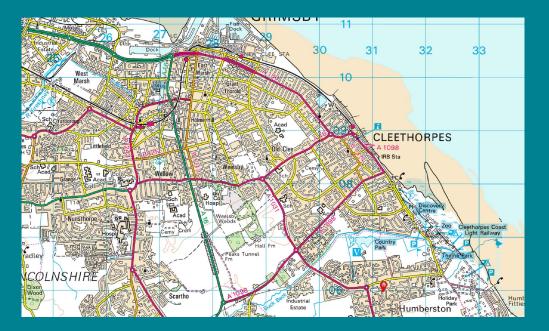
# **FOR SALE**



COMMERCIAL PROPERTY EXPERTISE ACROSS THE HUMBER REGION AND BEYOND...

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Hot food takeway / residential investment

Currently producing £15,000 pa

Busy neighbourhood shopping parade in popular village

Shop lease expires 30/04/28

£200,000 for long leasehold interest

## **LOCATION**

The property is situated within a busy neighbourhood shopping parade on Fieldhouse Road in Humberston. Fieldhouse Road is situated just off North Sea Lane and this parade serves a popular residential area.

Other occupiers in the parade include Lloyds Pharmacy, hair dressers, beauticians and a Chinese takeaway. The Coach House Public House is at the end of the parade and the Countryman Public House is opposite.

Humberston is a dormitory village on the outskirts of the neighbouring towns of Grimsby and Cleethorpes. The local population is around 160,000 people. The economic base has traditionally been centred around the seafood industry, but now encompasses a wide range of employers including engineering, petrochemicals, storage and distribution and the emerging renewables sector. Cleethorpes enjoys a large number of seasonal visitors.

## **DESCRIPTION**

The property comprises a mid terraced property of traditional brick construction under a pitched concrete tile roof. The accommodation provides a ground floor hot food takeaway with separate self contained living accommodation at first floor. Externally there is a forecourt car parking area. To the rear there is a small garden and a separate garage.

The property is being offered for sale as an investment. The ground floor shop is let for a term of 21 years from 1 May 2007. The current rent is £9,000 pa exclusive and the property is let on effectively a full repairing and insuring basis.

The first floor flat is let by way of an assured shorthold tenancy agreement at a rent of £500 per calendar month.

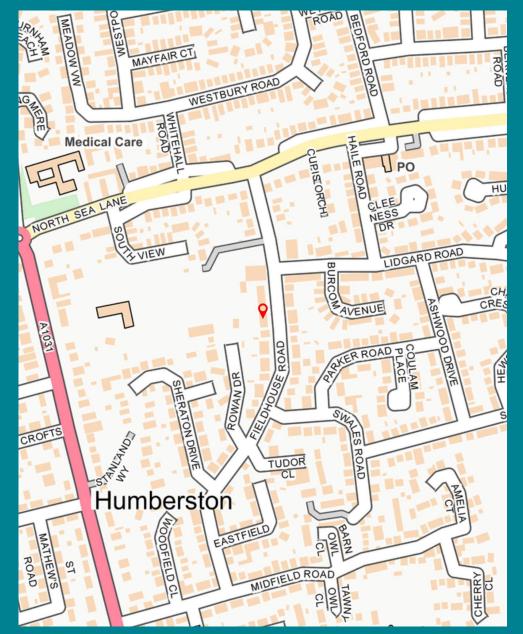












## **ACCOMMODATION**

Ground floor takeaway premises extending to 56.04 sq m (603 sq ft)

First floor living accommodation comprising three bedroom flat with sitting room, kitchen and bathroom.

#### **ADDITIONAL INFORMATION**

Local Authority: North East Lincolnshire Council.

**Local Authority Charges:** Shop Rateable Value £4,400. The flat is in Band A for Council Tax purposes.

Energy Performance Asset Ratings: Shop TBC: Flat C

**Services:** All mains services are connected to the property. The services have not been tested.

**VAT:** All prices expressed in these particulars are exclusive of VAT. VAT is not applicable to this transaction.

**Tenure:** We have been advised by our clients solicitors that the property is held by way of a long leasehold interest for a term of 999 years from 1 April 1955 at a ground rent of £5 per annum.

#### VIEWING AND FURTHER INFORMATION

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