

# Lot 17, Convamore Shopping Centre, 95-103 Convamore Road, Grimsby, North East Lincolnshire DN32 9ED

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Park Investment

- Fully Let Retail Park
- Providing a convenience store, fish & chip takeaway, barber's, a salon and 25 car parking spaces
- Asset Management Opportunities
- Total Site Area of approx. 0.33 Ha (0.81 Acres)
- Approx. Floor Area of 758.06 sq m (8,158 sq ft)
- Densely populated residential area

#### Lot

17

#### Auction

9th May 2024

#### Rent

£52,650 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

33 miles south-east of Kingston upon Hull, 35 miles north-east of Lincoln

#### Roads

A16, A180, M180

#### Rail

Grimsby Town, Grimsby Docks, New Clee Railway Stations

#### Air

Humberside Airport

### Situation

Grimsby, with a resident population of circa 100,000, is a well established commercial centre for North East Lincolnshire and also providing a major fishing port. The town is well situated with road connections to the A180/M180 which in turn provides access to the M18, the Humber Bridge and Humberside International Airport.

The property is located on the west side of Convamore Road, in-between it's junctions with Wellington Street and Eleanor Street and conveniently situated to serve a densely populated residential area.

### Tenure

Freehold.

### Description

The property comprises a retail park of 0.33 Ha (0.81 Acres) upon which sits a substantial detached single storey convenience store together with a terrace of three ground floor shops. The property benefits from approximately 25 car parking spaces.

### VAT

VAT is applicable to this lot.

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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.	Rent Review (Reversion)
95-103 Convamore Road	Ground	Convenience Store	587.15	(6,320)	GILL MARSH FORECOURTS LTD t/a Spar	10 years from 18/06/2020 (1)	£27,500	18/06/2025 (17/06/2030)
Unit 1	Ground	Retail	42.60	(458)	INDIVIDUAL	10 years from 09/02/2018	£7,150	09/02/2024 09/02/2027 (08/02/2028)
Unit 2&3	Ground	Retail	85.82	(923)	THE GENTRY LOUNGE LTD and AN INDIVIDUAL	3 years from 02/11/2020	£10,000	
Unit 4	Ground	Retail	42.49	(457)	INDIVIDUAL	10 years from 25/04/2016	£8,000	(24/04/2026)
<b>Total Approximate Floor Area</b>			<b>758.06</b>	<b>(8,158) (2)</b>			<b>£52,650</b>	

(1) The lease provides for a tenant option to determine the lease on 17/06/2025.

(2) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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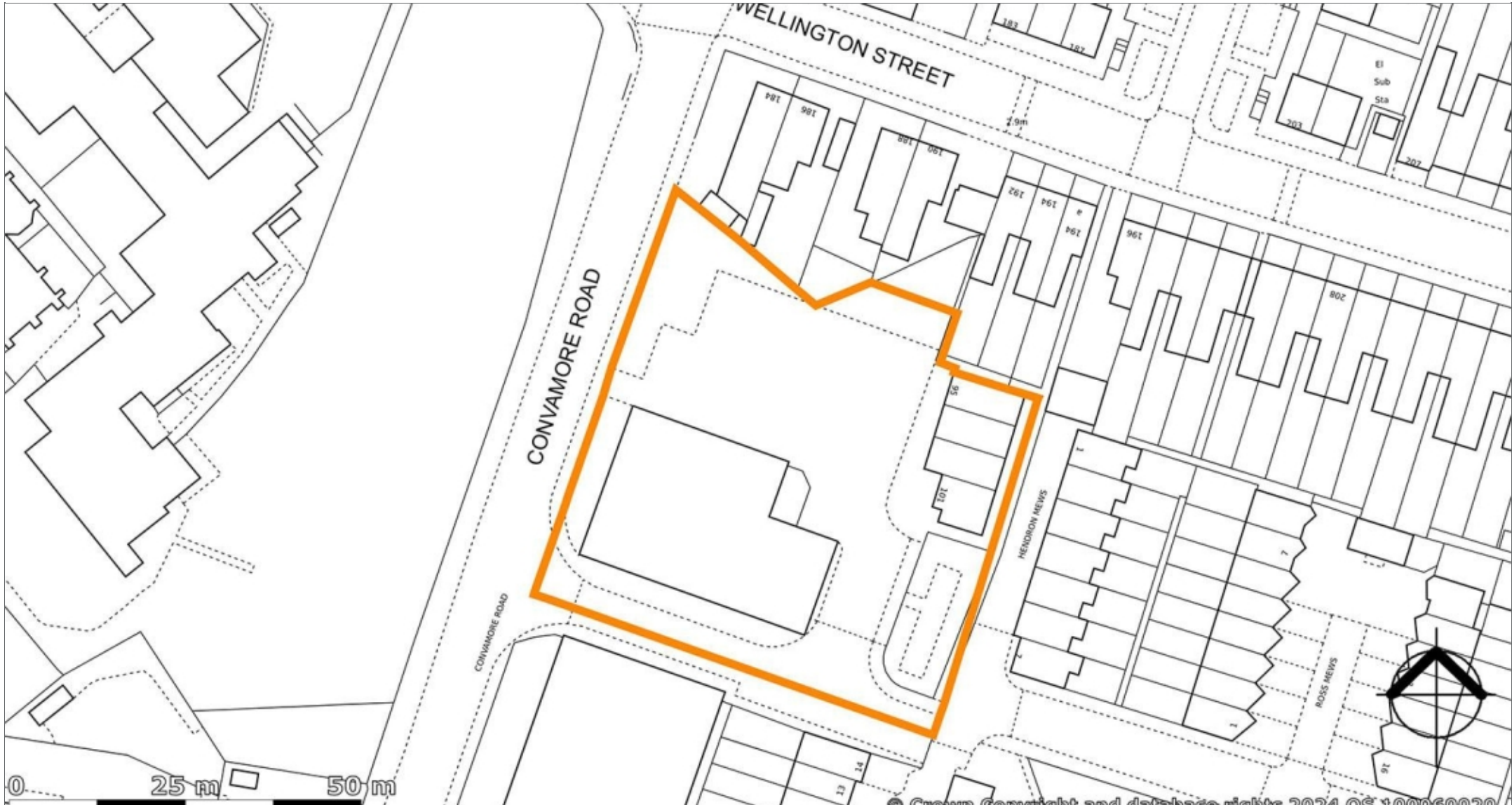
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## Contacts

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2024