Devonshire House, Bull Ring Lane
Grimsby, North East Lincolnshire DN31 1EB

Freehold Retail and Office Investment

• Let to tenants including Lincolnshire Co-operative Limited, Rockford Trading Company Limited and Inspire 2 Independence (I2I) Limited
• Substantial Building - approximately 17,765 sq ft
• Asset management opportunities
• Nearby occupiers include House of Fraser, BHS, Wilko, and TSB, Halifax, and Santander banks
• Fronting Grimsby Town Market

Location
Miles: 34 miles north-east of Lincoln
67 miles north-east of Sheffield
74 miles south-east Leeds
Roads: A16, A46, A180
Rail: Grimsby Town Railway Station
Air: Humberside Airport

Situation
The property is prominently situated on the pedestrianised Bull Ring Lane. To the
rear is Grimsby Town Market which lies adjacent to Freshney Place Shopping Centre, housing retailers including House of Fraser and BHS. Other nearby occupiers include Wilko, Argos, Marks & Spencer and McDonald’s.

Description
Devonshire House is a substantial retail and office building, comprising two ground floor retail units with five floors of self-contained office accommodation above, accessed from Bull Ring Lane.

Tenancy and accommodation

<table>
<thead>
<tr>
<th>Floor</th>
<th>Use</th>
<th>Floor Areas (Approx)</th>
<th>Tenant</th>
<th>Term</th>
<th>Rent p.a.x</th>
<th>Reversion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>Retail</td>
<td>83.50 sq m</td>
<td>LINCOLNSHIRE CO-OPERATIVE LIMITED (t/a Lincolnshire Co-op Travel)</td>
<td>From 06/12/2012</td>
<td>£12,290</td>
<td>09/03/2018</td>
</tr>
<tr>
<td>Ground</td>
<td>Retail</td>
<td>105.27 sq m</td>
<td>ROCKFORD TRADING COMPANY LIMITED (t/a Uniform Direct)</td>
<td>From 01/04/2014</td>
<td>£13,500</td>
<td>30/09/2017</td>
</tr>
<tr>
<td>First</td>
<td>Offices</td>
<td>300.39 sq m</td>
<td>INSPIRE 2 INDEPENDENCE (I2I) LTD (t/a)</td>
<td>5 years from 01/06/2015 (4)</td>
<td>£23,424</td>
<td>09/06/2020</td>
</tr>
<tr>
<td>Second</td>
<td>Offices</td>
<td>300.39 sq m</td>
<td>VACANT POSSESSION</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third</td>
<td>Offices</td>
<td>300.39 sq m</td>
<td>VACANT POSSESSION</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fourth</td>
<td>Offices</td>
<td>300.39 sq m</td>
<td>VACANT POSSESSION</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fifth</td>
<td>Offices</td>
<td>298.39 sq m</td>
<td>VACANT POSSESSION</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof Aerial</td>
<td>-</td>
<td>ONE &amp; ONE PERSONAL COMMUNICATIONS LIMITED</td>
<td>10 years from 01/06/2000</td>
<td>£7,000</td>
<td>Holding over</td>
<td></td>
</tr>
<tr>
<td>Roof Aerial</td>
<td>-</td>
<td>VODAFONE LIMITED</td>
<td>10 years from 01/07/2014</td>
<td>£6,750</td>
<td>Holding over</td>
<td></td>
</tr>
</tbody>
</table>

Totals 1,650.55 sq m (17,765 sq ft) £64,924

(1) For the year ending 06/09/2014, Lincolnshire Co-operative Limited reported a turnover of £245,839,000, pre-tax profits of £15,261,000 and a total net worth of £264,716,000. (Source: www.experian.co.uk 03/09/2015).
(2) For the year ending 30/06/2014, Rockford Trading Company Limited reported a total net worth of £173,488.
(3) For the year ending 30/04/2014, Inspire 2 Independence (I2I) Limited reported a turnover of £101,188,870, pre-tax profits of £162,462 and a total net worth of £600,943.
(4) The lease provides for tenant options to determine on the 24th June 2017 and 24th June 2018.

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The Special Conditions of Sale and a legal package are available on-line at www.acuitus.co.uk

Lot 67
Rent £64,924 per annum exclusive

On behalf of Joint LPA Receivers

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