

Commercial



78 Middle Street South, Driffield, East Yorkshire, YO25 6QE

*GUIDE PRICE: £ 42,000 (plus fees)



A LOCKUP SHOP PREMISES LOCATED IN A BUSY POSITION NEAR WILKO & OPPOSITE B&M – EXCELLENT INVESTMENT OPPORTUNITY GENERATING A GROSS INCOME OF £5,100pa.

Description

This lock-up shop is currently let and produces £5,100pa gross rental. The end of terrace ground floor retail unit is in a prominent position in the middle of Driffield town centre with a frontage onto Middle Street South and a return frontage onto Brook Street. The accommodation is all on the ground floor and comprises shop, kitchen area, lobby, WC.

Location

Located at the south end of the town centre in a busy, high profile location close to Wilko and B&M. Driffield offers an excellent array of amenities including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Beverley, Hull, Bridlington, and Scarborough.

Lease

The property is currently let on a six-year lease commencing on the 11th November 2019 until the 10th November 2025 currently at an agreed rent of £5,100pa following a review in November 2022. A copy of the lease will be included in the legal pack.

Services

We believe that all mains services have previously been connected to the building; however, some of these may have been subsequently disconnected and reinstatement might be subject to a connection charge.

Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

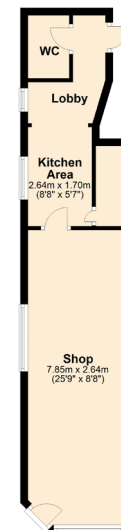
Solicitors

The Wilkes Partnership, 41, Church Street, Birmingham, B3 2RT
Tel: 01212 334 333

Tenure

Only the freehold to the ground floor of the building is included in the sale. The upper floor is held on a long lease at a ground rent payable to the freeholder. Full details will be provided in the legal pack.

Ground Floor
Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 33.2 sq. metres (356.9 sq. feet)
Floorplan of existing building.
Plan produced using PlanIt.

Viewings

Strictly by appointment through Auction House Hull & East Yorkshire on 0845 400 9900.

Joint Agents

Dee Atkinson & Harrison Tel: 01377 241919
56 Market Place, Driffield, East Yorkshire YO25 6AW



Additional Fees

Administration Charge: The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT) and a buyer's premium of £480 (£400 plus VAT) in addition to the purchase price of the property.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.