The vendor reserves the right to offer as 1 lot or separately a pair of adjoining buildings comprising two retail units with first floor offices (total approximately 4,357 sq ft/404.5m2)

planning permission for conversion of upper parts to provide 2 x 1 bed flats and 1 x 2 bed flat

improvement grant scheme commenced/completed
town centre location
full vacant possession

149 and 151 Freeman Street, Grimsby, South Humberside, DN32 7AP

location:
Freeman Street (B1213) is located within the town centre and runs south from Cleethorpe Road (A180) and Grimsby Docks. Transport links include local bus routes and Grimsby Docks or Grimsby Town rail stations. The property serves a mixed commercial and residential catchment area.

planning:
Planning permission granted by North East Lincolnshire Council (Ref: DM/0813/14/FUL) for the conversion of upper parts to provide 2 x 1 bed flats, 1 x 2 bed flat and alterations to 2 existing shop fronts.

tenure:
Leasehold – each unit (2 x retail, 2 x offices) held on a lease for a term of 125 years

improvement grants:
Approval from North East Lincolnshire Council for Shop/Front Improvement Grant Scheme (up to £10,000 per shop) – refer to legal pack and auctioneers as works have commenced (and potentially completed by the date of the auction). There is also potential for a 5 year interest free loan for refurbishment and regeneration – purchasers must rely upon their own enquiries in this respect (Sheffield Borough Council/North East Lincolnshire Council).

<table>
<thead>
<tr>
<th>Lot</th>
<th>Unit</th>
<th>Existing accommodation</th>
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</table>
| 92  | 149  | Ground floor: Retail stores, kitchen area, WC – approximately 1,200 sq ft/111.3 m²  
     |      | First floor: Offices – approximately 1,200 sq ft/111.4 m² |
| 93  | 151  | Ground floor: Retail and stores – approximately 975 sq ft/90.5 m²  
     |      | First floor: Offices – approximately 982 sq ft/91.2 m² |