

6 WEEK COMPLETION



SITUATION

On this busy main road close to the junction with Gillett Street close to a **Wilkinson, Motor World** and **Asda Supermarket** serving the surrounding mixed commercial and residential area.

Hull is an important port and commercial centre situated approximately 60 miles to the east of Leeds and 38 miles to the south-east of York with easy access via the M62 and A63.

PROPERTY

A corner property comprising a **Ground Floor Betting Shop** with separate rear access to a **Self-Contained Maisonette** on the first and second floors. In addition, the property benefits from 1 parking space at the rear.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 22'3" Internal Width 19'8" Shop Depth 44'7" Built Depth 59'11" WC	Coral Racing Limited (Having approx 1,600 branches)	15 years from 5th April 2011 (Renewal of previous lease)	£15,500	FRI Rent Reviews 2016 and 2021
First & Second Floor Maisonette	3 Rooms, Kitchen/Diner, Bathroom/WC	VACANT			

TOTAL	£15,500 plus Vacant Flat
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£15,500 per annum
Plus Vacant Maisonette

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts