

6 WEEK COMPLETION



SITUATION

Occupying a prominent location in one of the most attractive and affluent areas of Hull, close to a **Betfred** and variety of local traders.

Hull is an important port and commercial centre situated on the River Humber 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 terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	33'0"
Internal Width	31'4"
Shop and Built Depth	17'7"

First Floor Storage

Area	Approx 420 sq ft
WC	

TENANCY

The entire property is let on an internal repairing and insuring lease to **British Red Cross Society (having approx 350 branches)** for a term of 10 years from 17th April 2008 at a current rent of **£9,000 per annum** exclusive.

The tenant's 2013 Break Clause has been removed and a nil increase has been agreed at the 2013 Rent Review

Note: The tenant has been in occupation for almost 20 years.

£9,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Shakespeares - Tel: 0845 630 8833
Ref: Ms Janet James - Email: janet.james@shakespeares.co.uk

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