



**7½ YEARS UNEXPIRED TO  
HOLLAND & BARRETT  
6 WEEK COMPLETION**

View along Jameson Street

**SITUATION**

Occupying a prominent trading position opposite **BHS** and amongst multiples such as **Nationwide**, **Betfred Lloyds TSB** and many more in the pedestrianised part of Jameson Street only a hundred yards away, as well as being a short distance from **BBC Humberside**.

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 mid terraced building comprising a **Ground Floor Shop** and **Basement** with separate front access to **Office Accommodation** on the First, Second and Third Floors.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

| Property  | Accommodation   | Lessee & Trade  | Term                             | Ann. Excl. Rental | Remarks |
|---|---|---|----------------------------------|-------------------|---------|
| Ground Floor Shop and Basement                      | <b>Ground Floor Shop</b><br>Gross Frontage 26'4"<br>Net Frontage 19'6"<br>Shop Depth 31'5"<br>Built Depth 39'8"<br>2 WC's<br><b>Basement</b><br>Office/Store Area Approx. 645 sq.ft | <b>Holland &amp; Barrett Retail Ltd (Having over 620 branches) (T/O for Y/E 30/09/11 £307.8m Pre-Tax Profit £57m and Net Worth £134.7m)</b> | 20 years from 14th December 2000 | £17,500           | FRI     |
| Office Accommodation (First, Second & Third Floors) | Not Inspected   | Individual  | 999 years from 2nd November 2006 | Peppercorn        | FRI     |

**£17,500 per annum**

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 £600 (including VAT) upon exchange of contracts