

6 WEEK COMPLETION



SITUATION

Located in this busy shopping precinct amongst such traders as **Ladbrokes, Heron Frozen Foods, Cooplands, Lloyds Pharmacy** and a **Post Office**, adjoining the local community centre and providing the shopping centre for the busy local community.

Kingston upon Hull is an important port and commercial centre easily accessed via the M62.

ACCOMMODATION

Ground Floor Shop

Gross Frontage		40'6"
Internal Width		38'0"
Shop Depth		44'5"
Built Depth		60'7"
Sales Area	Approx	1,650 sq ft
Store/Office Area	Approx	580 sq ft
WC		
Total Area	Approx	2,230 sq ft

First Floor Flat

Not inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC

PROPERTY

A **Large Ground Floor Shop** with separate side access to a **Self-Contained Flat** above.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 124 years (less 10 days) from 25th November 1986 (thus having approximately 97 years unexpired) at a peppercorn.

TENANCY

The entire property is let on a full repairing and insuring lease to **C. Bostanci as a Supermarket/Newsagent** for a term of 15 years from 1st May 2007 at a current rent of **£21,500 per annum** exclusive.

Rent Reviews 2012 (outstanding) and 2017.

Note: The tenant also operates 3 other units within the precinct.

£21,500 per annum

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

VENDOR'S SOLICITORS

Howard Freeman - Tel: 020 7935 3522
Ref: H. Freeman Esq - Email: hf@freemanssolicitors.net

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 £350 (including VAT) upon exchange of contracts