



**SITUATION**

Occupying a prominent trading position at the junction with 22nd Avenue within this established parade which includes a **William Hill** and being close to a **Boots** and **Sainsbury's** all serving the surrounding residential area.

Kingston-upon-Hull is an important Port and commercial centre situated on the River Humber, approximately 60 miles east of Leeds and 38 miles south-east of York with easy access via the M62 and A63.

**PROPERTY**

A terraced building comprising a **Ground Floor Double Shop and Ground Floor Corner Shop** with separate rear access to **Self-Contained Residential Accommodation**. In addition, the property benefits from a Private Rear Yard.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 260 (Ground Floor Shop)	Gross Frontage 24'0" Internal Width 20'6" Shop Depth 30'4" Built Depth 47'0" WC	<b>M. Ramazani (Takeaway)</b>	21 years from 21st November 2011	£7,000	FRI <b>Rent Reviews 2016 and 5 yearly</b>
Nos. 262/264 (Ground Floor Double Shop)	Gross Frontage 30'6" Internal Width 29'3" (max) Shop Depth 50'3" Built Depth 69'0" Sales Area Approx 1,400 sq.ft Plus Kitchen and Freezer Store	<b>Martin McColl Ltd (Having over 1,200 branches) (T/O for Y/E 24/11/13 £428.1m, Pre-Tax Profit £26.6m and Net Worth £143.7m)</b>	10 years from 16th December 2007	£9,200	FRI <b>There is a Post Office within the shop.</b>
First Floor Residential	Not Inspected	<b>Individual</b>	150 years from completion	Peppercorn	FRI
<b>TOTAL</b>				<b>£16,200</b>	

**£16,200 per annum**

The Surveyors dealing with this property are  
**NICHOLAS BORD and JOHN BARNETT**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

Ellicotts LLP – Tel: 020 8445 5257  
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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 £500 (including VAT) upon exchange of contracts