



## SITUATION

Located within this local shopping parade, amongst such multiples as **Iceland, Boot's Pharmacy, Heron Foods, Coral** and a host of local traders all serving the surrounding residential area. Hull lies approx. 50 miles east of Leeds and approx. 33 miles south-east of York.

## PROPERTY

A semi-detached building comprising a **Ground Floor Shop** (refurbished in 2017 to include new shop front and shutters) with separate side access to a **Self-Contained Flat** at first floor level. In addition, the property includes a cash machine and a rear garden.

**VAT is NOT applicable to this Lot**

## FREEHOLD

View of parade



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Garden	Gross Frontage 19'7" Internal Width 18'9" Shop Depth 35'9" Built Depth 45'4" WC	<b>D. Orwin</b> <b>(Mini market)</b>	15 years from 1st January 2017	£10,000	FRI <b>Rent Reviews 2020 and 3 yearly</b>
First Floor Flat	Not inspected	<b>Individual</b>	125 years from 8th March 2012	£150	FRI
				<b>Total: £10,150</b>	

**£10,150** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

### Vendor's Solicitors

Harrison Drury Solicitors  
Tel: 01772 258 321 Ref: Rhian Hawkins  
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For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page