



SITUATION

Located in a prominent trading position opposite **Boots** and amongst a variety of multiple occupiers including **Betfred, Barclays, Card Factory, Lloyds Bank, Peacocks, One Stop, Age UK** and **Ladbrokes** as well as being just yards from the **Kingston Shopping Centre**. Hull lies approx. 50 miles east of Leeds and approx. 33 miles south-east of York. The Humberside city benefits from good road links via the A63 which connects to the M62 Trans-Pennine motorway.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'10"
Internal Width	15'7"
Shop Depth	52'7"
Built Depth	58'10"
Sales Area	Approx. 735 sq ft
WC	

First Floor Ancillary

Area	Approx. 790 sq ft
------	-------------------

VAT is applicable to this Lot

FREEHOLD

View diagonally opposite



TENANCY

The entire property is let on a full repairing and insuring lease to **G. Chiru as a Household Goods & Toys Store** for a term of 15 years from 1st August 2019 at a current rent of **£10,200 per annum** exclusive.

Rent Reviews 2022 and 3 yearly

Tenant's Breaks 2021 and 2 yearly

£10,200 per annum

The Surveyors dealing with this property are **Elliott Greene** and **Steven Grossman**

Vendor's Solicitors

Jeffries Essex LLP
Tel: 01702 332 311 Ref: Mark Hidveghy
Email: mjh@jefferieslaw.co.uk

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