



SITUATION

Located in a prominent trading position, close to the junction with Barnsley Street, adjacent to **Ladbrokes**, opposite **One Stop**, and nearby multiples such as **Peacocks**, **Card Factory**, **Cooplands** and a host of independent traders, as well as being just yards from the **Kingston Shopping Centre**.

Hull lies approximately 50 miles east of Leeds and 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 Double Shop**. The property also includes a **First Floor** which currently has no access.

ACCOMMODATION¹

Ground Floor Double Shop

Gross Frontage 35'5"

Built Depth 71'0"

Area Approx. 2,002 sq ft

First Floor

Not inspected

¹Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **International Food Store (Yorkshire) Limited (with personal guarantor)** for a term of 10 years from 4th September 2018 at a current rent of **£17,000 per annum** exclusive.

Rent Review 2023

Note: There is a £7,500 Rent Deposit held.

£17,000 per annum

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

Vendor's Solicitors

Greenwood & Co.

Tel: 020 7831 8386 Ref: Jonathan Greenwood

Email: jg@greenwoodlaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

