



SITUATION

Located close to the junction with Dee Street and **St Andrews Retail Park** on this main road retail thoroughfare being amongst such other multiple retailers as **Lloyds Bank, Greggs, B&M, Iceland, Card Factory, Wilko** and a variety of independent traders.

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 substantial mid terrace building comprising:

- Nos. 354–358 (even): **Ground Floor Triple Shop** with internal access to **Ancillary/Store** on the first and second floors.
- No. 360: **Ground Floor Shop** with internal access to **Ancillary/Store** on the first and second floors.

ACCOMMODATION

Nos. 354–358 (even):

Ground Floor Triple Shop

Gross Frontage	42'3"
Internal Width	40'0"
Shop & Built Depth	72'3"
Sales Area	Approx. 1,825 sq ft
Ancillary Area	Approx. 197 sq ft

2 WCs

First Floor – used for air-conditioning ducting

Area	Approx. 2,097 sq ft ¹
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Second Floor – no access

No. 360:

Ground Floor Shop

Gross Frontage	12'9"
Internal Width	12'6"
Shop Depth	65'3"

First Floor & Second Floors

Not inspected

¹Area taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

£26,500 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

DKLM LLP

Tel: 020 7549 7888 Ref: Adam Keeble

Email: a.keeble@dklm.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'**



TENANCY

The entire property is let on a full repairing and insuring lease to **RAL Limited t/a Admiral Casino (having over 230 branches)** (Parent Company – Novomatic UK Limited – visit: novomaticuk.com) (T/O for Y/E 31/12/2021 **£64.4m**, Pre-Tax Profit **£53.6m** and Shareholders' Funds **£55.7m**) for a term of 10 years from 15th October 2017 (**renewal of a previous lease**) at a current rent of **£26,500 per annum** exclusive.

Rent Review October 2022 (Outstanding)

Note The Tenant did not operate their October 2022 Break Clause.