



## SITUATION

Located at the junction with Albion Street within the city centre, opposite the **Prospect Shopping Centre**, less than 100 yards from the pedestrianised King Edward Street and Jameson Street, and amongst such multiple retailers as **Greggs, H. Samuel, Coral, Ryman, Savers, Cooplands Bakery** and **F. Hinds**.

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 corner building comprising a **Large Ground Floor Retail Unit** with **Ancillary Accommodation** on the first floor.

In addition, the property includes a rear **Loading Area** and **Staff Car Park** accessed from Albion Street.

**VAT is NOT applicable to this Lot**

**FREEHOLD (see Note)**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage (incl. splay)	151'6"
Return Window Frontage	56'8"
Internal Width (max)	89'9"
Built Depth	119'3"
Area	Approx. 8,760 sq ft <sup>1</sup>

### First Floor Ancillary

Area	Approx. 3,425 sq ft <sup>1</sup>
Staff WCs	

### Toal Area

**Approx. 12,185 sq ft<sup>1</sup>**

<sup>1</sup>Areas provided by Vendor

## TENANCY

The entire property is let on a full repairing and insuring lease to **T. J. Morris Limited t/a Home Bargains (having over 500 branches)** (T/O for Y/E 30.06.23 **£3.77bn, Pre-Tax Profit £332.4m and Shareholders' Funds £2bn**) for a term of 66 years from 29th September 1961 at a current rent of **£62,500 per annum** exclusive.

**Note: The property being offered includes a room of approx. 320 sq ft adjacent to the building at first floor level that is held Leasehold for a term from 6th June 1991 to 28th September 2027 at a snowdrop ground rent.**

**£62,500** per annum

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

## Vendor's Solicitors

Anthony Kellner

Tel: 01707 667 300

Email: anthony.kellner@pantherplc.com

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'**





Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885.