



4 WEEK COMPLETION

SITUATION

On this busy main road location close to **Wilkinson, Motor World, Asda Supermarket** and **Coral**.

Hull is an important port and commercial centre situated approximately 60 miles to the east of Leeds and 38 miles to the south-east of York with easy access via the M62 and A63.

PROPERTY

A corner property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

The property also includes a cash machine and Lottery terminal.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	29'4"
Internal Width	31'2" (max)
Built Depth	85'2"
Sales Area	Approx 1,290 sq ft
Store Area	Approx 890 sq ft

Ground Floor GIA

Approx 2,180 sq ft

WC

First Floor Flat

Not inspected by Barnett Ross – Believed to be 3 Rooms, Kitchen, Bathroom/WC

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **One Stop Stores Ltd as a convenience store (See Tenant Profile)** for a term of 15 years from 18th March 2011 at a current rent of **£15,000 per annum** exclusive.

Rent Reviews 2016 and 2021

Tenant's Break 2021

Note: The flat is sublet on an AST.

TENANT PROFILE

One Stop Stores Ltd (with over 500 branches) – T/O for Y/E 27/02/10 £539.6 m, Pre-Tax Profit £24.8 m and Net Worth £34 m – parent company and ultimate holding company is Tesco PLC – T/O for Y/E 26/02/11 £60.9 bn, Pre-Tax Profit £3.5 bn and Net Worth of £12.2 bn.

£15,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts