

6 WEEK COMPLETION



SITUATION

Well situated on this main arterial road (A1079) in this busy residential and commercial area less than a mile from the main town centre, 2 miles from the University of Hull and ½ a mile from Hull Mainline Station. 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 mid terrace property comprising a **Ground Floor Shop** with separate rear access to a **Self Contained Maisonette** above. The property benefits from use of a rear service road for unloading and parking for 2 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Net Frontage 15'8" Shop Depth 29'11" Built Depth 62'10" 2 WC's	Ramzi Shampor (Café)	10 years from 9th May 2007	£10,400	FRI Rent Reviews May 2010 and 3 yearly Note: The tenant also trades from 2 other units on Beverley Road and is currently spending in excess of £50,000 on refitting this shop unit with a view to re-opening shortly)
First & Second Floor Maisonette	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 18th June 2009	£3,900	AST
TOTAL				£14,300	

£14,300 per annum

The Surveyors dealing with this property are **GREG CORIN** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Max Gold Law, 14 Scale Lane, Hull HU1 1LA
Tel: 01482 224 900. Ref: A March, Esq

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 £250 (including VAT) upon exchange of contracts