



6 WEEK COMPLETION

View from Property

SITUATION

Occupying a prominent trading position amongst multiples such as **Nationwide**, **Betfred**, **NatWest** and many more in the pedestrianised part of Jameson Street as well as being a short distance from **BBC Humberside**.

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 terraced building comprising a **Ground Floor Shop** and **Basement** with separate front access to **Office Accommodation** on the first, second and third floors.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop Gross Frontage 26'4" Net Frontage 19'6" Shop Depth 31'5" Built Depth 39'8" 2 WC's Basement Office/Store Area Approx. 645 sq.ft	Holland & Barrett Retail Ltd (Having 712 branches) (T/O for Y/E 30/09/15 £424.67m, Pre-Tax Profit £129.46m and Shareholders' Funds £326.57m)	20 years from 14th December 2000	£17,500	FRI
Office Accommodation (First, Second & Third Floors)	Not Inspected	Individual	999 years from 2nd November 2006	Peppercorn	FRI

£17,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

J.J. Goldstein & Co. – Tel: 020 8202 1899
Ref: J. Goldstein – Email: jjgsol@aol.com

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 £500 (including VAT) upon exchange of contracts