



SITUATION

Located in this busy established retail thoroughfare, close to the junction with Grafton Street, two doors down from a **Sainsbury's Local** and amongst such multiples as **Card Factory, Ladbroke's, Boots, Quicksilver, Fultons, William Hill, Oxfam, Lloyds, Heron Foods** and a host of independent traders.

The property is located in a popular student area, being within 1 mile of the University of Hull and lies approximately 1½ miles to the north of Hull city centre.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition the property includes a rear yard.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'3" Internal Width 14'1" Shop Depth 26'10" Built Depth 57'8" WC	Subway Realty Limited (T/O for Y/E 31/12/2015 £31.962m, Pre-Tax Profit £1.468m and Shareholders' Funds £1.826m)	10 years from 11th October 2004	£13,400	FRI Holding Over

VAT is NOT applicable to this Lot

FREEHOLD



VACANT

TOTAL £13,400 plus Vacant Flat

¹Not inspected by Barnett Ross

The Surveyors dealing with this property are
STEVEN GROSSMAN and **ELLIOTT GREENE**

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

VENDOR'S SOLICITORS

Hamilton Downing Quinn LLP - Tel: 020 7831 8939
Ref: Mrs Nili Newman - Email: nilin@hamd.co.uk

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