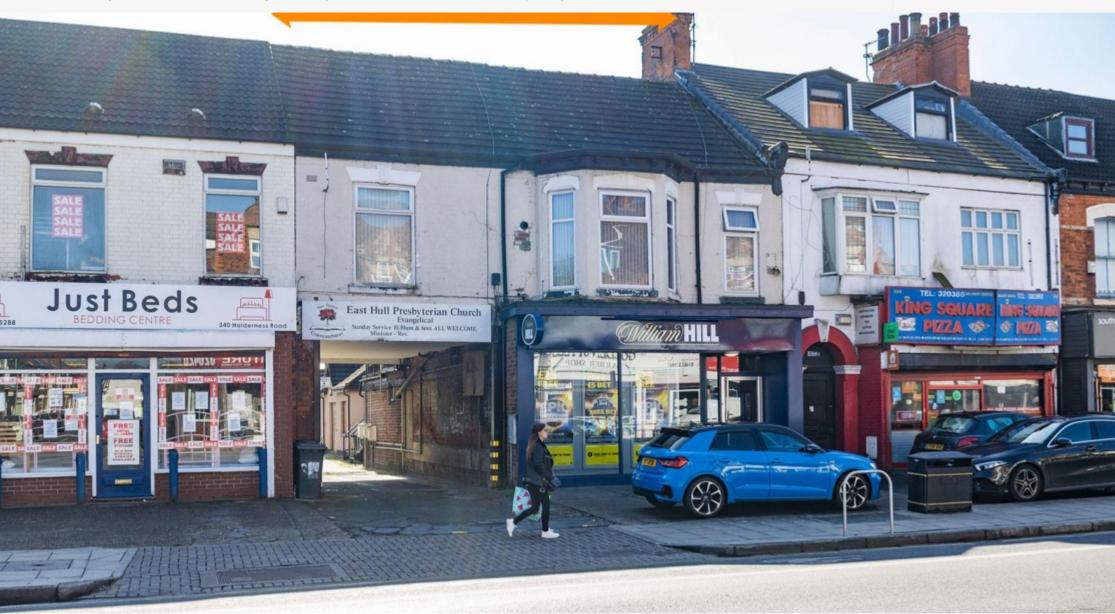
East Riding of Yorkshire HU9 3DQ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





Freehold Retail and Residential Investment

East Riding of Yorkshire HU9 3DQ

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Property Information

Freehold Retail and Residential Investment

- Shop let to William Hill with 3 separately-accessed flats above all let on AST's
- Shop lease expires September 2027 (No breaks)
- Shop refurbished in 2022
- Two x 2-bed flats and one 1 x bed flat above each with separate gas, electricity and water supplies
- VAT-free investment

Lot

- Established local retail parade in vibrant shopping area
- Nearby occupiers include Asda Superstore, Iceland Supermarket, B&M, McDonald's, Home Bargains and Cooplands

Auction

Rent Status £27,400 per Annum Exclusive Available Sector Auction Venue High Street Retail/Residential Live Streamed Auction

Location

Miles 2 miles east of Hull City Centre, 37 miles south-east of York, 56 miles east of Leeds

Roads A63, A165, A1033

Rail Hull Railway Station

Air Leeds/Bradford Airport

Situation

The property is prominently located on the south side of Holderness Road (A165), in an established retail parade, 2 miles east of Hull City Centre in a vibrant shopping area with a mix of national and independent retailers. Nearby occupiers include Asda Superstore, Iceland Supermarket, B&M, McDonald's, Home Bargains and Cooplands.

Tenure

Freehold

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property comprises a shop arranged on the ground floor, with three separately-accessed flats (2x2 bed and 1x1 bed) let on AST's, arranged on the first floor. Each flat have the benefit of their own gas, electricity and water supplies.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIME

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground	Betting Office	72.83	(784)	WILLIAM HILL ORGANIZATION LIMITED (1)	20 years from 28/09/2007	£14,500
First (Flat 1)	Residential - 2 bed flat	46.82	(504)	ANINDIVIDUAL	AST 6 months from 01/02/2024 at £375 pcm	£4,500
First (Flat 2)	Residential - 2 bed flat	44.68	(481)	ANINDIVIDUAL	AST 6 months from 30/10/2018 (Holding over) at £375 pcm	£4,500
First (Flat 3)	Residential - 1 bed flat	40.13	(432)	AN INDIVIDUAL	AST 6 months from 12/05/2022 (Holding over) at £325 pcm	£3,900
Total		204.46	(2,201)			£27,400

⁽¹⁾ For the year ending 27/12/2022, William Hill Organization Limited reported a turnover of £510,000,000, a pre-tax profit of £5,100,000 and a net worth of minus £5,500,000 (www.northrow.com)

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