

Lot 28, 84-86 Shannon Road, Kingston upon Hull,

Humberside HU8 9PD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 28, 84-86 Shannon Road, Kingston upon Hull, Humberside HU8 9PD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Property Information

Freehold Retail Parade Investment

- Unbroken retail parade comprising three units
- Entirely let to three tenants trading as William Hill, Premier and Quick Bite
- Total approx. floor area of 529.08 sq m (5,695 sq ft)
- Benefits from a rear yard accessed via Douglas Road
- September 2026 William Hill Rent Review remains outstanding
- Located approximately 2.5 miles east of Hull City Centre in busy residential area
- Nearby occupiers include Heron Foods, Cooplands and a number of independent convenience stores, takeaways and other local retailers.

Lot

28

Auction

29th October 2026

Rent

£41,000 per Annum Exclusive

Status

Available

Sector

Retail Parade

Auction Venue

Live Streamed Auction

Location

Miles

4 miles east of Hull City Centre, 35 miles south east of York, 51 miles east of Leeds

Roads

M62, A63, A165, A1033

Rail

Hull Railway Station

Air

Leeds Bradford Airport

Situation

Kingston upon Hull is a major port city in East Yorkshire, with an established commercial centre and extensive residential catchment.

The property is situated on Shannon Road in the Longhill area 2.5 miles east of Hull City Centre, serving the surrounding residential community. Shannon Road forms part of a local shopping parade, with Longhill Primary School also located nearby. Hull city centre is approximately 2.5 miles to the west, with bus services providing connections to the city centre.

Nearby occupiers include Heron Foods, Cooplands and a number of independent convenience stores, takeaways and other local retailers.

Tenure

Freehold.

Description

The property comprises a parade of three ground floor retail units. The property also benefits from a rear yard, accessed via Douglas Road.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 28, 84-86 Shannon Road, Kingston upon Hull, Humberside HU8 9PD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
84A	Ground	Retail/Ancillary	129.04	(1,389)	INDIVIDUAL t/a Quick Bite	19 years from 24/10/2012 until 08/09/2031	£7,500	24/10/2027 24/10/2030
84B	Ground	Retail/Ancillary	204.94	(2,206)	INDIVIDUAL t/a Premier	9 years from 07/01/2022 until 08/09/2031	£21,500	17/11/2026
86	Ground	Retail	195.10	(2,100)	WILLIAM HILL LIMITED	20 years from 09/09/2011 until 08/09/2031	£12,000	09/09/2026 (2)
Total			529.08	(5,695)			£41,000	

- (1) The floor areas have been provided by the seller.
(2) William Hill's rent review dated 09/09/2026 remains outstanding.

Lot 28, 84-86 Shannon Road, Kingston upon Hull,

Humberside HU8 9PD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 28, 84-86 Shannon Road, Kingston upon Hull,
Humberside HU8 9PD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 28, 84-86 Shannon Road, Kingston upon Hull,

Humberside HU8 9PD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 28, 84-86 Shannon Road, Kingston upon Hull,

Humberside HU8 9PD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 28, 84-86 Shannon Road, Kingston upon Hull,

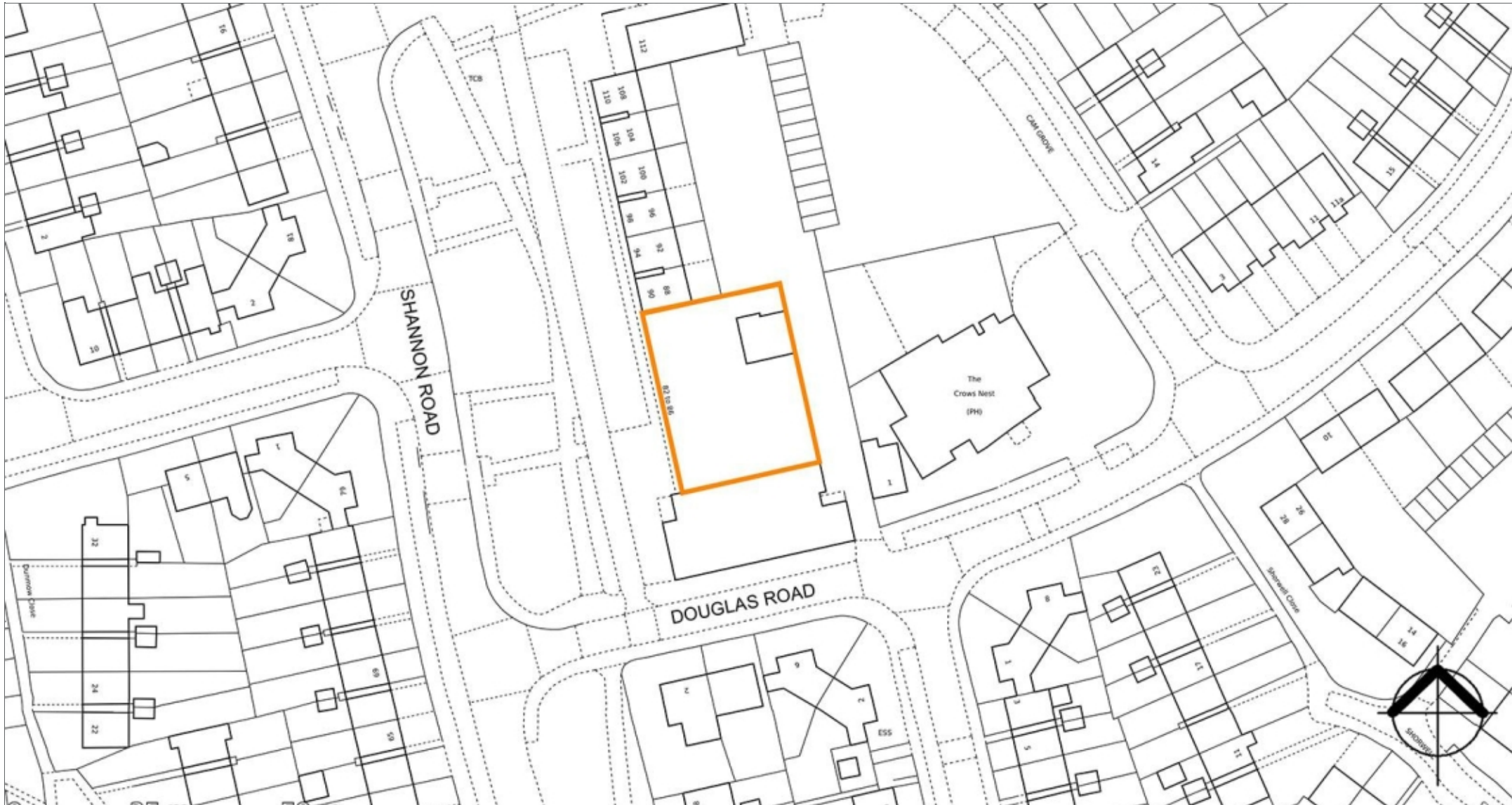
Humberside HU8 9PD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 28, 84-86 Shannon Road, Kingston upon Hull, Humberside HU8 9PD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Lot 28, 84-86 Shannon Road, Kingston upon Hull, Humberside HU8 9PD

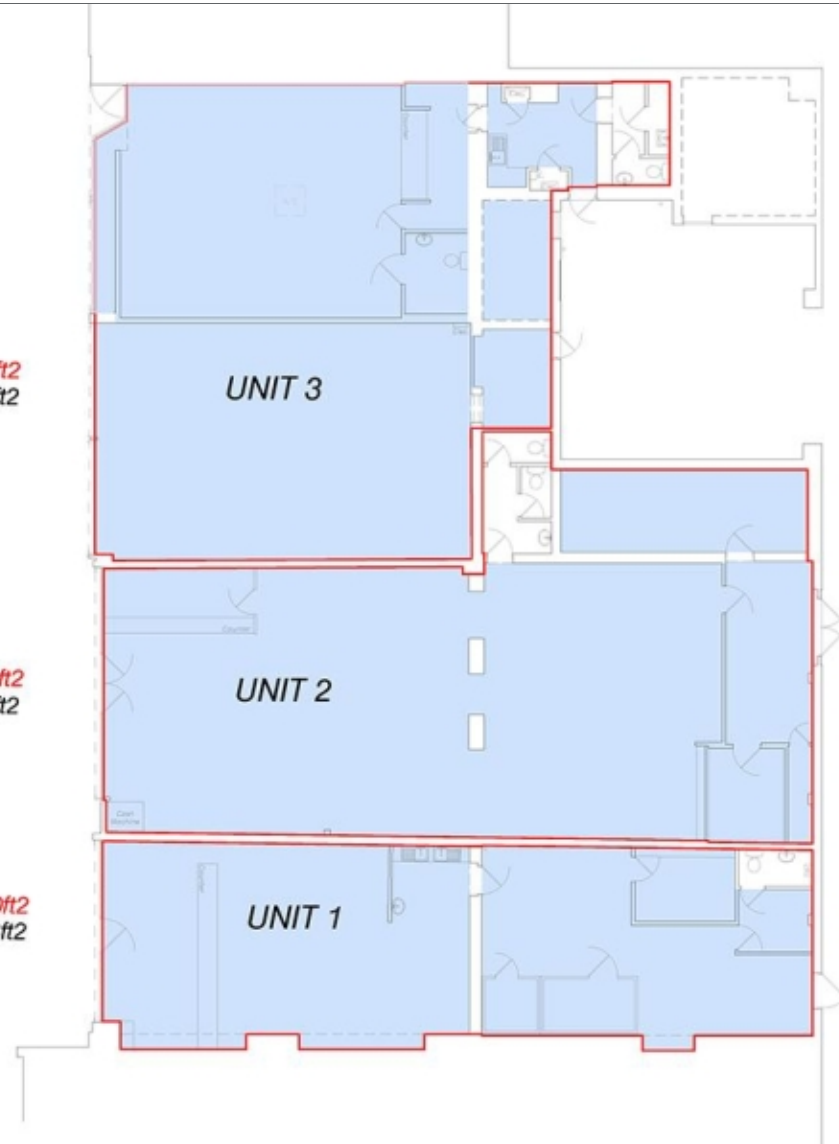
For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)

Area Schedule

Unit 3 GIA 2,262.14ft²
Unit 3 NIA 2,100.04ft²

Unit 2 GIA 2,315.16ft²
Unit 2 NIA 2,206.28ft²

Unit 1 GIA 1,445.70ft²
Unit 1 NIA 1,389.08ft²



GIA		
Area	SQM	SQ FT
Unit 1	134.31	1,445.70
Unit 2	218.43	2,351.16
Unit 3	218.76	2,362.14

NIA		
Area	SQM	SQ FT
Unit 1	129.05	1,389.08
Unit 2	204.97	2,206.28
Unit 3	195.10	2,100.04

Rev	Date	Description	Drawn	Q Ref

greenhatch group
Topographical Surveys
SIA Engineering

Measured Building Surveys
SIA Trade Staffing

Rowdon House
 Duffield Road
 Little Eaton
 Derby

Tel: (01332) 830044 Fax: (01332) 830055
 email: greenhatch@bt.com

Mr. Adams 10 High Street Mansfield Notts NG20 9JH Tel: (01930) 840000 Fax: (01930) 840001	Mr. Adams 10 High Street Mansfield Notts NG20 9JH Tel: (01930) 840000 Fax: (01930) 840001	Mr. Adams 10 High Street Mansfield Notts NG20 9JH Tel: (01930) 840000 Fax: (01930) 840001
--	--	--

CLIENT: **Mapp**

PROJECT: **84-86 Shannon Rd
Hull, HU89PD**

TITLE: **Area Schedule**

SCALE	DATE
A3@ 1: NT5	22/11/2023
DRAWN	QUALITY REF
PG	

Level datum: n/a
 Grid orientation: Ordnance Survey

Job number: 40299

Drawing No: **49092_AREA**

Comments:
 This plan should only be used for its original purpose. Greenhatch Ltd accepts no responsibility for this plan if supplied to any party other than the original client.

Notes:

Lot 28, 84-86 Shannon Road, Kingston upon Hull, Humberside HU8 9PD

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Eversheds Sutherland LLP
1 Callaghan Square
Cardiff
CF10 5BT

David Emberson
0292 047 8187
DavidEmberson@eversheds-sutherland.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2026