

lot 58

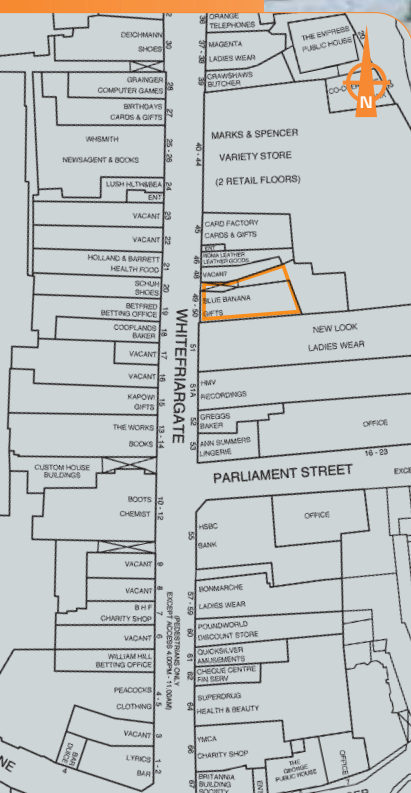
49-50 Whitefriargate Hull, East Yorkshire HU1 2HP

Rent
£67,000
per annum
exclusive

Freehold Retail Investment

- Shop let to Blue Banana until 2026
- Benefits from self-contained office accommodation on upper floors
- Prominent position on prime pedestrianised retail thoroughfare

- Located approximately 150 metres from Princes Quay Shopping Centre
- Nearby occupiers include Marks & Spencer, New Look, W H Smith, Boots and Greggs
- Six Week Completion Period Available



Location

Miles: 38 miles south-east of York
58 miles east of Leeds
Roads: A63, A1079
Rail: Hull Railway Station
Air: Doncaster/Sheffield Robin Hood Airport

Situation

The property is situated in a prominent position on the northern side of Whitefriargate, one of Hull's prime pedestrianised retail thoroughfares, some 150 metres from Princes Quay Shopping Centre. Other nearby occupiers include Marks & Spencer, New Look, W H Smith, Boots and Greggs.

Description

The property comprises a ground floor retail unit with ancillary on part first floor, with self-contained offices on part first, second and third floors accessed via Whitefriargate.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	184.32 sq m	(1,984 sq ft)	BLUE BANANA RETAIL LTD (1)	15 years from 15/07/2011 until 14/07/2026 on a full repairing and insuring lease	£67,000	15/07/2016 and 15/07/2021
Part First	Ancillary	44.69 sq m	(481 sq ft)				
Part First	Office	95.50 sq m	(1,028 sq ft)	VACANT POSSESSION			
Second	Office	134.99 sq m	(1,453 sq ft)	VACANT POSSESSION			
Third	Office	131.74 sq m	(1,418 sq ft)	VACANT POSSESSION			
Totals		591.24 sq m	(6,364 sq ft)			£67,000	

(1) Founded in 1997, Blue Banana sells a range of jewellery, clothing and novelty gifts from their 15 stores throughout the UK as well as through their online store. (Source: www.bluebanana.com 13/09/2011)

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