

36-38 South Street, off Jameson Street Kingston-upon-Hull HU1 3PY

lot 19

Freehold Retail and Office Investment

- Mainly let to The Secretary of State for Defence
- Town centre location just off the pedestrianised Jameson Street
- Nearby occupiers include Lloyds TSB, Sainsbury's, House of Fraser and HSBC
- Six Week Completion Period Available

Rent
£26,000
per annum
exclusive



Location

Miles: 55 miles east of Leeds
Roads: A1079, A63, A165
Rail: Hull Rail
Air: Humberside Airport

Situation

The property is situated on the eastern side of South Street, just off the pedestrianised Jameson Street, one of Hull's prime retailing thoroughfares. The property is situated less than 100 metres from Prospect Shopping Centre which houses retailers such as Greggs, W H Smith, Boots, The Perfume Shop and H Samuel. Other nearby occupiers include Lloyds TSB, Sainsbury's, House of Fraser and HSBC.

Description

The property comprises a ground retail unit used as an Armed Forces office with self-contained office accommodation on first and second floors, accessed via South Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversions)
Ground	Retail	69.98 sq m (753 sq ft)	SECRETARY OF STATE FOR DEFENCE (t/a Royal Navy, Army and Royal Airforce Careers) (1)	9 years from 01/07/2012 (2)	£20,000	01/07/2017 (30/06/2021)
First	Storage	25.20 sq m (271 sq ft)				
First	Office	28.98 sq m (312 sq ft)	SURVIVORS (HULL AND EAST RIDING) (3)	6 years from 01/08/2011 (4)	£6,000	01/08/2014 (31/07/2017)
Second	Office	48.41 sq m (521 sq ft)				
Totals		172.57 sq m (1,857 sq ft)			£26,000	

- (1) The tenant refitted the property to their own requirements at the beginning of the lease.
 (2) The lease provides an option to determine on the third and sixth anniversary of the term.
 (3) Survivors (Hull & East Riding) is a Registered Charity No. 1083535. (Source: www.survivorshull.org.uk 22/02/2013)
 (4) The lease on the upper floors provides an option to determine on 31st July 2014.

For further details please contact:

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