

54/60 Paragon Street Kingston upon Hull, East Riding of Yorkshire HU1 3PP

lot 21

Freehold Bank Investment

- Entirely let to Santander (UK) plc
- Prominent corner position in city centre location
- Nearby occupiers include House of Fraser, HSBC, McDonald's and Lloyds Bank
- Close proximity to Prospect Shopping Centre
- Six Week Completion

Rent
£47,500
per annum
exclusive



Location

Miles: 37 miles south-east of York
55 miles east of Leeds
62 miles north-east of Sheffield

Roads: A1079, A63, A165
Rail: Hull Railway Station
Air: Humberside Airport

Situation

Kingston Upon Hull was recently awarded the City of Culture for 2017, is a major regional commercial centre as well as a popular University City. The property is situated in a prominent corner position at the junction of Paragon Street and Chapel Street in the heart of the city centre, close to the prime pedestrianised Jameson Street. The property benefits from being situated equidistant between the major Prospect Shopping Centre and Princes Quay Shopping Centre. Neighbouring occupiers include House of Fraser, HSBC, McDonald's and Lloyds Bank.

Description

The property comprises a ground floor banking hall with office and ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will only be one viewing date for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore.

Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall	147.71 sq m (1,590 sq ft)	SANTANDER UK PLC (1) (2)	15 years from 25/12/2003 on a full repairing and insuring lease	£47,500	25/12/2013 (24/12/2018)
First	Office/Ancillary	91.04 sq m (980 sq ft)				
Second	Office/Ancillary	107.76 sq m (1,160 sq ft)				
Totals		346.51 sq m (3,730 sq ft)			£47,500	

(1) For the year ending 31st December 2012, Santander UK plc reported pre-tax profits of £1,231,000,000 and a total net worth of £10,027,000,000. (Source: www.riskdisk.com 14/01/2014)
(2) The tenant is not currently in occupation of the property.

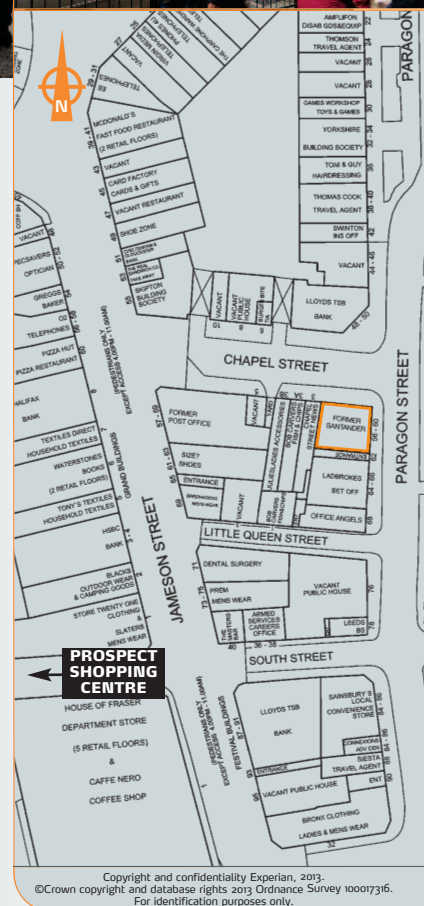
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