

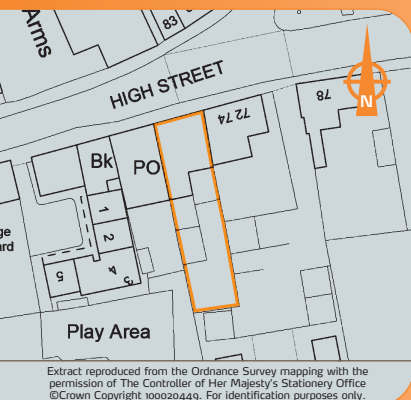
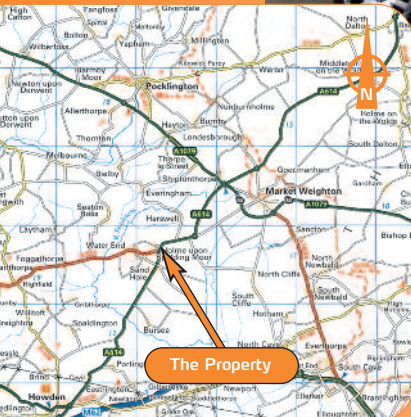
lot 49

70B High Street Holme-on-Spalding Moor, East Riding of Yorkshire YO43 4AA

Rent
£22,000
per annum
exclusive

Freehold Retail Investment

- Let to Martin McColl Ltd on a 15 year lease until 2021
- Central Village Location
- Nearby occupiers include HSBC Bank, The Post Office and a variety of Local traders
- Six Week Completion



Location

Miles: 22 miles south-east of York
23 miles north-west of Hull
44 miles east of Leeds
Roads: A614, A63, M62
Rail: Howden Railway Station (7 miles)
Air: Robin Hood Doncaster Airport (32 miles),
Leeds Bradford International Airport (50 miles)

Situation

Holme-on-Spalding Moor is an attractive 13th century village located in the Vale of York, between York and Hull. The property is situated in the centre of the village, on the south side of the High Street near the junction with Old Road. Neighbouring occupiers include HSBC Bank, The Post Office, a number of public houses as well as local restaurants and traders.

Description

The property comprises a ground floor retail unit with part first floor ancillary and staff accommodation to the rear. There is also a self-contained flat to the first floor with separate access from the front which has been sold off on a long lease. The property also benefits from a small yard to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	223.57 sq m (2,410 sq ft)	MARTIN MCCOLL LTD (1)	15 years from 20/11/2006 until 20/11/2021 on a full internal repairing and insuring lease	£22,000	20/11/2016
First	Ancillary	37.60 sq m (405 sq ft)				
First	Residential	Not Measured		999 years from 01/04/1999	Peppercorn	01/04/2998
Totals		261.17 sq m (2,815 sq ft)			£22,000	

(1) McColl's Retail Group is the leading neighbourhood retailer in the independent managed sector running 1,277 convenience and newsagent stores across the UK, with 715 branded as McColl's convenience stores. (Source: martinmccoll.co.uk 26/02/2014)
For the year ending 25/11/2012, Martin McColl Ltd reported a turnover of £409,154,000, pre-tax profits of £19,671,000 and a total net worth of £115,863,000. (Source: www.riskdisk.com 25/02/2014)

For further details please contact:

Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Paris Smith LLP
1 London Road, Southampton SO15 2AE.
Tel: +44 (0)23 8048 2126.
Email: sean.hogan@parissmith.co.uk
Ref: Sean Hogan.