

# Poundstretcher, 350 Preston Road Kingston Upon Hull, East Riding of Yorkshire HU9 5HG

lot 50

### Freehold Retail Warehouse Investment

- Entirely let to Poundstretcher Limited until 2036 (subject to options)
- Open A1 retail unit with low rent of £4.99 psf
- Nearby occupiers include Lloyds Pharmacy, Aldi, Hull Go Karting and the newly developed KC Lightstream Stadium
- Large site of approximately 0.886 hectares (2.187 acres) with parking for some 130 cars

Rent  
**£72,000**  
per annum  
exclusive



### Location

Miles: 40 miles south-east of York  
55 miles east of Leeds  
65 miles north-east of Sheffield  
Roads: A165, A63, A1003, A15, M180, M62  
Rail: Kingston-Upon-Hull Railway Station  
Air: Humberside, Leeds International

### Situation

The property is situated to the east of Hull City Centre on the southern side of Preston Road, adjacent to the newly developed KC Lightstream Stadium, home to the Hull Kingston Rovers. Other nearby occupiers include Lloyds Pharmacy, Aldi and Hull Go Karting.

### Description

The property, a former supermarket, comprises a standalone purpose built unit with open A1 retail consent. The property benefits from a large site area of approximately 0.886 hectares (2.187 acres) providing some 130 car parking spaces.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail Warehouse	1,339.00 sq m (14,415 sq ft)	<b>POUNDSTRETCHER LIMITED (1)</b>	23 years 5 months from 01/11/2012 until 13/04/2036 on a full repairing and insuring lease (2)	£72,000	14/04/2018, 14/04/2021 and five yearly thereafter
<b>Totals</b>		<b>1,339.00 sq m (14,415 sq ft)</b>			<b>£72,000</b>	

(1) Poundstretcher was established in 1981 and is the UK's leading discount retailer of products for the home, with more than 400 retail stores across Britain. (Source: www.poundstretcher.co.uk 29/10/2014).  
(2) The lease provides options to determine on 13/04/2018 and 13/04/2026 which are personal to the current tenant only.

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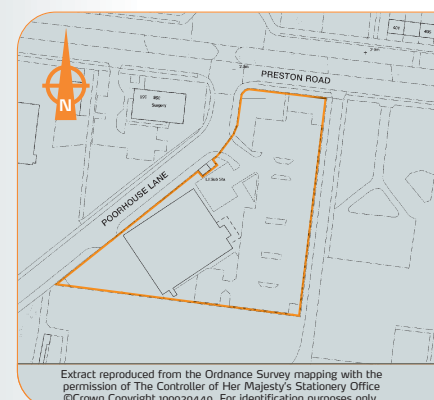
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