

61 Whitefriargate Kingston-upon-Hull, East Riding of Yorkshire HU1 2HU

lot 40

Freehold Retail Investment

- Entirely let to RAL Ltd t/a Quicksilver
- Situated on the prime pedestrianised retail thoroughfare
- Nearby occupiers include Marks & Spencer, Superdrug, Boots the Chemist, HSBC & Poundworld
- VAT free investment

Rent
£50,000
per annum
exclusive



Location

Miles: 9 miles south-east of Beverley
39 miles south-east of York
Roads: A165, A63, M62
Rail: Hull Railway Station (direct to London Kings Cross)
Air: Robin Hood Airport Doncaster Sheffield

Situation

The property is situated on the north side of the pedestrianised Whitefriargate in a prime retail position. Nearby occupiers include Marks & Spencer, Superdrug, Poundworld, Boots the Chemist & HSBC.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first, second and third floors. The upper floors are not currently in use.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

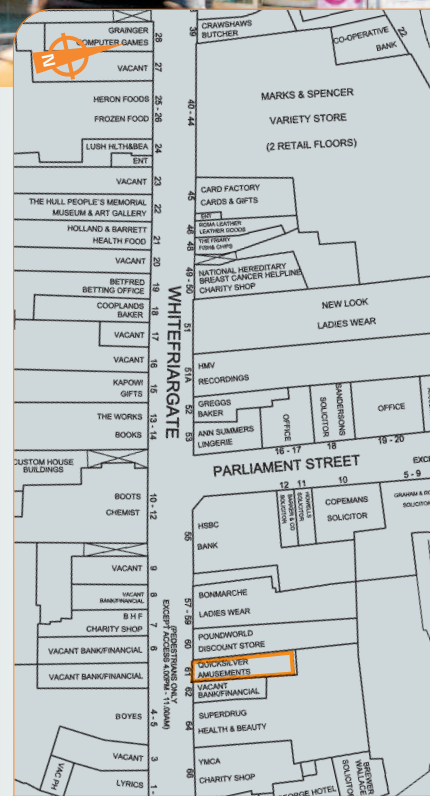
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	100.33 sq m	(1,080 sq ft)	RAL LTD t/a Quicksilver (1)	20 years from 13/08/1997 on a full repairing and insuring lease	£50,000	12/08/2017
First, Second & Third	Ancillary	Not Measured	Not Measured				
Totals		100.33 sq m	(1,080 sq ft)				

(1) For the year ending 08/06/2013, RAL Limited (formerly Rank Amusements Limited) reported a turnover of £47,482,000, a pre-tax loss of £374,000 and a total net worth of £14,986,000. (Source: www.riskdisk.com 14/01/2015). RAL Limited is part of the Tatts Group which includes brands such as Quicksilver, Winners and Silvers and operate from approximately 170 venues across the UK. Tatts are generating sales in excess of \$3.6 billion annually. (Source: www.tattsgroup.com 14/01/2015)

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See: **www.acuitus.co.uk** for further details

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