

lot 34

36/38 St Augustine's Gate  
Hedon, East Riding of Yorkshire HU12 8EX

Rent  
**£45,000**  
per annum  
exclusive

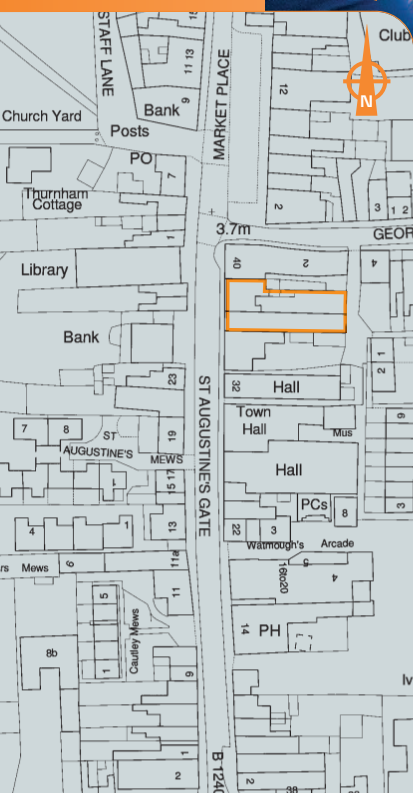
Freehold Retail Investment

- Let to Heron Foods Ltd on a new 17.5 year lease (10 year option to renew) from completion
- Heron Foods Ltd was incorporated in 1978 and has reported profits for the last 26 years
- Guaranteed rental increases with Rent Reviews

- linked to Consumer Price Index (CPI) (subject to a minimum of 1% and a maximum of 3%)
- Recently expanded and refurbished
- Neighbouring occupiers include Boots the Chemist and The Post Office



On behalf of



**Location**

Miles: 13 miles south-east of Beverley  
9 miles east of Kingston-upon-Hull  
Roads: A1033, A165, A63  
Rail: Kingston-upon-Hull Railway Station  
Air: Leeds Bradford International Airport

**Situation**

The property is situated on the east side of St. Augustine's Gate close to Market Place in the centre of Hedon, a busy and attractive market town. Neighbouring occupiers include Lloyds TSB, Boots the Chemist and The Post Office as well as a range of local and regional representation.

**Description**

The property comprises recently expanded and refurbished retail accommodation on the ground floor, with ancillary accommodation set on the first floor.

**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.	Reviews
Ground	Retail	285.87 sq m (3,077 sq ft)	<b>HERON FOODS LTD (i)</b>	17.5 years from completion on a full repairing and insuring lease with a 10 year option to renew	£45,000	Rental increases linked to CPI (subject to minimum of 1% and a maximum of 3%) 5 yearly annually compounded
First	Ancillary	93.88 sq m (1,010 sq ft)				
<b>Totals</b>		<b>379.75 sq m (4,087 sq ft)</b>			<b>£45,000</b>	

(i) Heron Foods Ltd was incorporated in 1978 and operates from some 235 outlets nationally. For the year ending 28/12/2013, Heron Foods Ltd reported a turnover of £249,688,954, pre-tax profits of £2,301,042 and a net worth of £26,419,497. (Source: www.riskdisk.com 24/02/2015)

**For further details please contact:**

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
**www.acuitus.co.uk**

**Buyer's Legal Report Service**

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details



**Seller's Solicitors:**

**Andrew Jackson Solicitors**  
Marina Court, Castle Street, Hull,  
East Yorkshire HU1 1TJ.  
Tel: +44 (0)1482 601240.  
Email: kate.seward@andrewjackson.com  
Ref: Kate Seward.