

# Caffè Nero, 37-40 Savile Street (off Queen Victoria Square) Kingston-upon-Hull, East Riding of Yorkshire HU1 3EA

lot 25

## Freehold Retail Investment

- Entirely let to Nero Holdings Limited
- Tenant previously occupying by way of an assignment (2)
- Prominent corner position on the pedestrianised Queen Victoria Square in Hull City Centre
- Attractive Grade II Listed building
- Nearby occupiers include Marks & Spencer, New Look, Primark and McDonald's
- VAT free investment

Rent  
**£30,000**  
per annum  
exclusive



On behalf of  
Receivers

**CBRE**

## Location

Miles: 9 miles south-east of Beverley  
60 miles east of Leeds  
Roads: A165, A63  
Rail: Hull Railway Station  
Air: Robin Hood (Doncaster Sheffield) Airport

## Situation

The property is situated in the heart of Hull City Centre on the north side of the pedestrianised Queen Victoria Square which links Whitefriargate, King Edward Street and Paragon Street. The Princes Key Shopping Centre is close by and nearby occupiers include Marks & Spencer, New Look, Primark and McDonald's.

## Description

The property, an attractive Grade II Listed building, comprises ground floor retail accommodation with ancillary accommodation on the first, second and third floors. The upper parts are accessed both internally and through a separate access fronting Savile Street.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion

## Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	127.90 sq m (1,377 sq ft)	<b>NERO HOLDINGS LIMITED (1) (2)</b>	5 years from 01/09/2015 on a full repairing and insuring lease	£30,000	31/08/2020
First	Ancillary	150.40 sq m (1,619 sq ft)				
Second	Ancillary	82.60 sq m (889 sq ft)				
Third	Ancillary	105.70 sq m (1,138 sq ft)				
<b>Totals</b>		<b>446.60 sq m (5,023 sq ft)</b>			<b>£30,000</b>	

(1) For the year ending 31st May 2014, Nero Holdings Limited reported a turnover of £215,496,000, pre-tax profits of £22,538,000 and a total net worth of £144,677,000. (Source: www.riskdisk.com 13/01/2016)

(2) This is understood to be by way of assignment although the solicitors have not had sight of any documentation.

## For further details please contact:

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## Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**DENTONS**

## Seller's Solicitors:

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