

## 57/60 Whitefriargate Kingston-upon-Hull, East Riding of Yorkshire HU1 2HU

lot 28

### Freehold Retail Investment

- Let to Bonmarché Limited and Poundworld Retail Limited
- Totalling approximately 1,538.44 sq m (16,560 sq ft)
- Pedestrianised town centre location
- Nearby occupiers include Marks & Spencer, Boots the Chemist, Superdrug, New Look, Holland & Barrett and Pandora Jewellers

Rent  
**£80,000**  
per annum  
exclusive



### Location

Miles: 9 miles south-east of Beverley  
37 miles south-east of York  
60 miles east of Leeds

Roads: A63, A165, M62 (Junction 38)

Rail: Hull Railway Station

Air: Robin Hood (Doncaster Sheffield) Airport

### Situation

The property is prominently situated in the heart of the town centre on the north side of Whitefriargate, close to its junction with Parliament Street. Nearby occupiers include Marks & Spencer, Boots the Chemist, Superdrug, New Look, Holland & Barrett and Pandora Jewellers.

### Description

The property comprises two ground floor retail units with ancillary accommodation in the basement and on the first, second and third floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
57/60	Ground, Basement, Part First, Second & Third	Retail/ Ancillary	1,294.20 sq m (13,931 sq ft)	<b>BONMARCHÉ LIMITED (1)</b>	5 years from 25/03/2015 (2)	£55,000	24/03/2020
58/60	Ground & Part First	Retail/ Ancillary	244.24 sq m (2,629 sq ft)	<b>POUNDWORLD RETAIL LIMITED (3)</b>	5 years from 25/03/2015 (4)	£25,000	24/03/2020
<b>Totals</b>			<b>1,538.44 sq m (16,560 sq ft)</b>			<b>£80,000</b>	

- (1) For the year ending 28th March 2015, Bonmarché Limited reported a turnover of £178,575,000, pre-tax profits of £12,626,000 and a total net worth of £22,528,000. (Experian Group 17/02/2016).
- (2) The lease provides for a tenant option to determine on 25th March 2018, on providing 6 months' prior notice.
- (3) For the year ending 31st March 2015, Poundworld Retail Limited reported a turnover of £422,304,000, pre-tax profits of £13,726,000 and a total net worth of £22,197,000. (Experian Group 17/02/2016).
- (4) The lease provides for a tenant option to determine on 25th March 2017, on providing 3 months' prior notice.

### For further details please contact:

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### Buyer's Legal Report Service

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

### Seller's Solicitors:

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