

# 40 King Street, Cottingham, East Yorkshire HU16 5QE

Retail Investment Opportunity

**Lot 54**

£12,500 per annum  
exclusive (Gross)  
£9,260 per annum (Net)



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	73.8 sq m (795 sq ft)	SENSE, THE NATIONAL DEAF, BLIND & RUBELLA ASSOCIATION (1)	10 years from 21/01/2017 (2) on a full repairing & insuring lease	£12,500	2022 (2)
<b>Total</b>		<b>73.8 sq m (795 sq ft)</b>			<b>£12,500</b>	

(1) For the year ending 31st March 2017, Sense, The National Deaf, Blind & Rubella Association reported no turnover, pre-tax profits of £741,801 and a total net worth of £35,031,237 (Source: Experian 20.02.2016). Sense has gone from an organisation with assets of two pounds and five shillings in 1955 (£48 today) to one that has an annual turnover of more than £60 million (Source: www.sense.org.uk).

(2) Tenant's option to break in 2022 upon 6 months' prior notice.

### Key Details

- Town centre location
- Let to Sense
- VAT-free investment
- Adjacent to Boots

On behalf of  Mapeley

### Location

**Miles:** 4 miles north of Kingston upon Hull  
5 miles south of Beverley  
33 miles east of York  
**Roads:** A164, A1079, A63  
**Rail:** Cottingham Railway Station  
**Air:** Leeds Bradford Airport

### Situation

Cottingham is a predominately residential suburb 4 miles north of Kingston upon Hull. The property is located in Cottingham town centre on King Street, close to its junction with Hallgate, with Cottingham railway station 600 metres to the west. A public car park is opposite, together with a bus stop. Nearby occupiers include Boots (adjacent), Sainsbury's, Heron Foods and Barclays.

### Description

The property comprises a ground floor shop.

### Tenure

Long Leasehold. Held for a term of 125 years from 11th March 1966 (approximately 73 years unexpired) at a rent of £3,240 per annum subject to reviews every 25 years.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



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