33 Lowgate,

Kingston upon Hull, East Yorkshire HU1 1EA

Substantial Freehold Leisure Investment



- · Lease expires July 2038 (no breaks)
- · Approximately 13,948 sq ft GIA
- · Future Change of Use and redevelopment potential (subject to lease and consents)
- · Located in the heart of Hull's destination leisure district

Location

Miles: 38 miles south-east of York 58 miles east of Leeds Roads: A63, A1079 Hull Railway Station Rail:

Doncaster/Sheffield Robin Hood Airport Air:

The property is situated on the eastern side of Lowgate, at its junction with Bishop Lane, in the heart of Hull's destination leisure district. Nearby occupiers include Yates' Bar, Garbo's Bar & Restaurant, Jazz Café Bar and a number of independent bar and pub operators.

Description

The property comprises two interconnecting buildings to provide a ground and first floor bar, with ancillary accommodation on basement, second and third floors.

Tenure

Freehold.

VAT

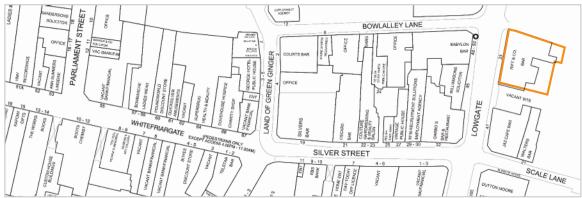
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground Basement First Second Third	Bar/Ancillary Ancillary Bar/Ancillary Ancillary Ancillary	485.61 sq m 70.89 sq m 315.87 sq m 296.08 sq m 127.37 sq m	(763 sq ft)	HPL PROPERTIES NO 3 LIMITED t/a Rift Bar (1)	35 years from 23/07/2003 until 22/07/2038 on a full repairing and insuring lease	£72,000	23/07/2018 and five yearly thereafter
Total		1,295.82 sq m	(13,948 sq ft)			£72,000	

(1) Rift Bars operate from three other locations in Preston, Cleethorpes and Scunthorpe (Source: www.riftbar.co.uk 11/04/2018).



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