

Lot 76

£72,000 per annum exclusive

33 Lowgate, Kingston upon Hull, East Yorkshire HU1 1EA Substantial Freehold Leisure Investment



Key Details

- 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
Rail: Hull Railway Station
Air: Doncaster/Sheffield Robin Hood Airport

Situation

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	Bar/Ancillary	485.61 sq m (5,227 sq ft)	HPL PROPERTIES	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
Basement	Ancillary	70.89 sq m (763 sq ft)	NO 3 LIMITED			
First	Bar/Ancillary	315.87 sq m (3,400 sq ft)	t/a Rift Bar (1)			
Second	Ancillary	296.08 sq m (3,187 sq ft)				
Third	Ancillary	127.37 sq m (1,371 sq ft)				
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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