

2 Land of Green Ginger, Kingston upon Hull, East Yorkshire HU1 2EA

Freehold Retail and Residential Investment

Lot 80

£8,000 per annum exclusive with two vacant possession residential flats



Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
2	Ground First Second	Retail Ancillary Ancillary	87.50 sq m (942 sq ft) 66.90 sq m (720 sq ft) 71.30 sq m (767 sq ft)	INDIVIDUAL t/a Horizon Tattoo Co	5 years from 01/08/2018 (1)	£8,000	31/07/2023
Flat C	First/Second	Residential	2 bedroom flat	VACANT POSSESSION (2)			
Flat D	First/Second	Residential	2 bedroom flat	VACANT POSSESSION (2)			
Total Commercial			225.70 sq m (2,429 sq ft)			£8,000	

(1) The lease provides a tenant option to determine on 01/08/2020 subject to 6 months' notice.
 (2) The residential flats were recently let at £7,140 p.a. each.

Key Details

- Attractive Grade II listed building located on historic town centre thoroughfare
- Comprises a three storey retail unit with two vacant possession residential flats
- Situated just off the prime pedestrianised Whitefriargate

On Behalf of a Major Fund Manager

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 western side of Land of Green Ginger, a historic street off the pedestrianised Whitefriargate, one of Hull's prime retail thoroughfares housing occupiers including Superdrug, HSBC, Boots and Greggs.

Description

The property, a Grade II listed building, comprises a ground floor retail unit with ancillary accommodation on first and second floors. In addition, there are two self-contained residential flats on upper floors offered with vacant possession.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



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