

Lot 21

£15,000 per annum exclusive

15 Savile Street, Kingston upon Hull, East Riding of Yorkshire HU1 3EF Virtual Freehold Retail Investment



Key Details

- Let to Hull Super League Ltd until 2028 (subject to option)
- Rent reviewed to higher of Open Market Rental Value or in line with Retail Price Index (RPI)
- Nearby occupiers include Holland & Barrett, Barclays Bank, Tesco Express, Costa Coffee and Caffè Nero

Location

Miles: 38 miles south-east of York
58 miles east of Leeds

Roads: A63, A165

Rail: Hull Railway Station

Air: Doncaster/Sheffield Robin Hood Airport

Situation

The property is situated in the heart of Hull city centre on the west side of Savile Street, 75 metres from Queen Victoria Square and a short distance from the Princes Quay Shopping Centre with occupiers including Primark, Ask Italian, Nando's, Pizza Express, Superdrug and Vue Cinema. Nearby occupiers in King Edward Street include EE, Barclays Bank, Tesco Express, Costa Coffee and Caffè Nero.

Description

The property comprises ground floor retail accommodation with basement ancillary accommodation and forms part of a larger building.

Tenure

Virtual Freehold. Held for a term of 999 years from 21/01/2010.

VAT

VAT is not applicable to this lot.

Six Week Completion

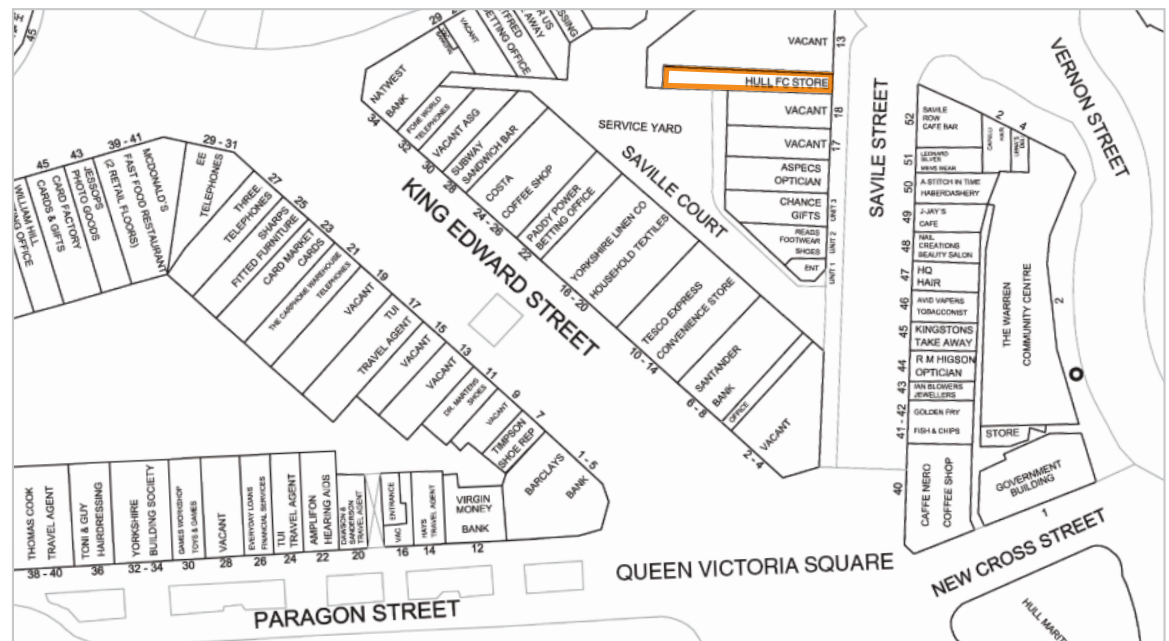
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	148.64 sq m (1,600 sq ft)	HULL SUPER	10 years from 18/10/2018	£15,000 (3)	18/10/2023
Basement	Ancillary	120.77 sq m (1,300 sq ft)	LEAGUE LTD (1)	18/10/2018 (2)		(17/10/2028)
Totals		269.41 sq m (2,900 sq ft)			£15,000 (3)	

- (1) The tenant relocated from 17 Savile Street. Hull Super League was incorporated in 1998 and is the official merchandise store for the professional rugby league football club Hull FC, more information at www.hullfc.com.
- (2) The lease provides for a tenant option to determine on 18/10/2023 subject to 6 months' notice and a £5,000 penalty.
- (3) There is a rent review in the 5th year at higher of Open Market Value or Retail Price Index.



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