

# 133-135 Queen Street, Withernsea, East Riding of Yorkshire HU19 2DJ

Freehold Convenience Store Investment

**Lot 22**

£44,295.48 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground Part First	Retail/Ancillary Ancillary	541.90 sq m 303.70 sq m	(5,833 sq ft) (3,269 sq ft)	MARTIN MCCOLL LIMITED (1)	20 years from 27/11/2008 until 26/11/2028 on a full repairing and insuring lease	£44,295.48  3% per annum compounded rental increases, with an open market rent review in November 2023 reviewed to the higher of the passing rent or open market rental value
Part Ground/ Part First	Residential	-	(-) INDIVIDUAL	999 years from 27/11/2008	Peppercorn -	-
<b>Total Commercial Area</b>		<b>845.60 sq m</b>	<b>(9,102 sq ft)</b>		<b>£44,295.48</b>	

(1) For the year ending 25th November 2018, Martin McColl Limited reported a turnover of £835,333,000, pre-tax profits of £34,718,000 and a total net worth of £71,797,000 (source: Experian Group 28/02/2020).

## Key Details

- Convenience store let to Martin McColl Limited
- Lease expires November 2028 (no breaks)
- 3% per annum compounded rental increases
- Large and prominent convenience store – approximately 845.60 sq m (9,102 sq ft)
- Nearby occupiers include Boots the Chemist, Poundstretcher, Aldi and various local retailers
- 10% Gross Yield on Guide Price

## On Behalf of Trustees

### Location

Miles: 16 miles east of Hull  
52 miles south-east of York  
Roads: A1033, A165  
Air: Humberside Airport

### Situation

Withernsea is a seaside resort town in the East Riding of Yorkshire. The property is located in a prominent position on the east side of Queen Street, at its junction with Hull Road in the heart of the town centre. Nearby occupiers include Boots the Chemist, Poundstretcher, Aldi and various local retailers.

### Description

The property comprises a large ground floor convenience store, with ancillary accommodation on part first floor. Part of the ground floor and the rest of the first floor is residential, let on a long lease.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.



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