

Lot 31, 7 Grampian Way Shopping Centre, Grampian Way, Bransholme, Kingston-Upon-Hull, HU7 5BJ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Lot 31, 7 Grampian Way Shopping Centre, Grampian Way, Bransholme, Kingston-Upon-Hull, HU7 5BJ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Property Information

Leasehold Retail Investment

- Let to Coopland & Son (Scarborough) Limited
- Forms part of an established and busy shopping precinct
- Nearby occupiers include Heron Foods and Lloyds Pharmacy

Lot

31

Auction

18/May/2022

Rent

Gross: £6,120 per Annum
Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 4 miles north of Hull City Centre
Roads A1033, A63, M62, M180
Rail Cottingham Train Station
Air Humberside Airport

Situation

Grampian Shopping Centre is in North Bransholme, on the northern outskirts of the City of Hull, some four miles from the City Centre. The property is located within the purpose built neighborhood shopping complex located on the corner of Lothian Way / Grampian Way, serving a large housing estate, with a Community Centre, Medical Centre and School nearby. Nearby occupiers include Heron Foods and Lloyds Pharmacy.

Tenure

Leasehold. Held for a term of years expiring on 21/10/2110 at a peppercorn rent.

EPC

See legal pack.

Description

The property comprises a ground floor bakery with ancillary accommodation. The area benefits from a free public car park servicing the precinct.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

6 week completion.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 31, 7 Grampian Way Shopping Centre, Grampian Way, Bransholme, Kingston-Upon-Hull, HU7 5BJ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	71.72 sq m	(772 sq ft)	COOPLAND & SON (SCARBOROUGH) LIMITED (t/a Cooplands)	5 years from 30/03/2018 until 29/03/2023	£6,120
Total		71.72 sq m	(772 sq ft)			£6,120

Lot 31, 7 Grampian Way Shopping Centre, Grampian Way, Bransholme, Kingston-Upon-Hull, HU7 5BJ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Lot 31, 7 Grampian Way Shopping Centre, Grampian Way, Bransholme, Kingston-Upon-Hull, HU7 5BJ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Lot 31, 7 Grampian Way Shopping Centre, Grampian Way, Bransholme, Kingston-Upon-Hull, HU7 5BJ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Lot 31, 7 Grampian Way Shopping Centre, Grampian Way, Bransholme, Kingston-Upon-Hull, HU7 5BJ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Lot 31, 7 Grampian Way Shopping Centre, Grampian Way, Bransholme, Kingston-Upon-Hull, HU7 5BJ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Lot 31, 7 Grampian Way Shopping Centre, Grampian Way, Bransholme, Kingston-Upon-Hull, HU7 5BJ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Edward Martin
+44 (0)20 7034 4854
+44 (0)7478 673 535
edward.martin@acuitus.co.uk

Seller's Solicitors

Structadene Group
3rd Floor, 9 White Lion Street
London
N1 9PD

James Thomson
+44 (0)20 7843 9196
james.t@pearl-coutts.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020