Kingston-Upon-Hull, HU7 5BJ

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)





Leasehold Retail Investment

www.acuitus.co.uk

Kingston-Upon-Hull, HU7 5BJ





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 Auction 31 18/May/2022 Rent **Status** Gross: £6,120 per Annum Available Exclusive Sector **Auction Venue** High Street Retail 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.

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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

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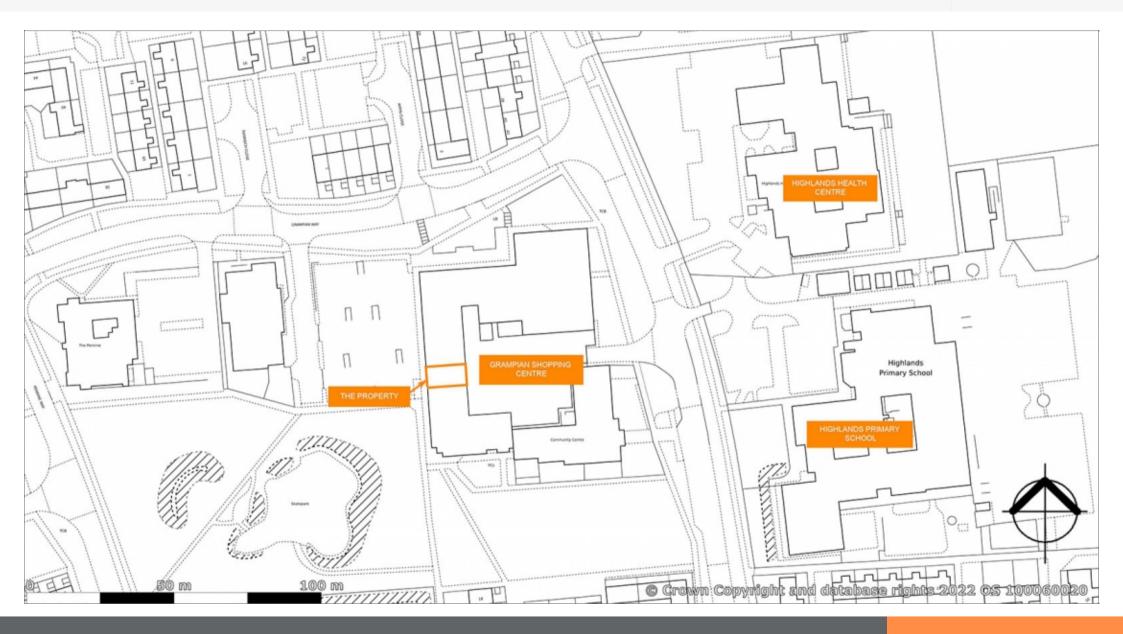
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