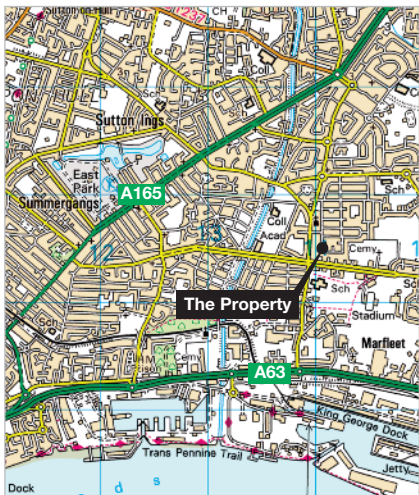


Hull

316 Marfleet Lane North Humberside HU9 5AQ

- Freehold Shop Investment
- Let to Frozen Value Ltd until 2024 (1)
- Situated within a densely populated residential area
- Adjacent to Post Office and close to Lloyds Pharmacy and William Hill within established retail parade
- Rent Review 2019
- No VAT applicable
- Current Rent Reserved
£26,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Kingston-upon-Hull is a major commercial centre and port on the northern shores of the Humber Estuary, with a population of 310,000. The town is linked to the national motorway network by the M62 and benefits from the Humber Bridge which links with the M180.

The property is situated within a densely populated residential area on the east side of Marfleet Lane some 3 miles east of Hull city centre and forms part of an established retail parade.

Occupiers close by include Post Office (adjacent), Lloyds Pharmacy, One Stop, Coopland Bakers, Heron Foods, Doverhouse Hospice and William Hill amongst a number of local occupiers.

Description

The property is arranged on ground floor only to provide a retail unit.

The property provides the following accommodation and dimensions:
Ground Floor 330.2 sq m (3,554 sq ft)

NB. Not inspected by Allsop, areas taken from www.2010.voa.gov.uk

Tenancy

The entire property is at present let to FROZEN VALUE LTD for a term of 15 years from 20th February 2009 at a current rent of £26,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The tenant has an option to determine the lease at the tenth anniversary.

Tenant Information

No. of Branches: 100+.

Website Address: www.fultonsfoods.co.uk

For the year ended 31st January 2014, Frozen Value Ltd reported a turnover of £66.393m, a pre-tax profit of £3.407m, shareholders' funds of £8.810m and a net worth of £8.810m.

(Source: riskdisk.com 03.05.2015.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 75 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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