

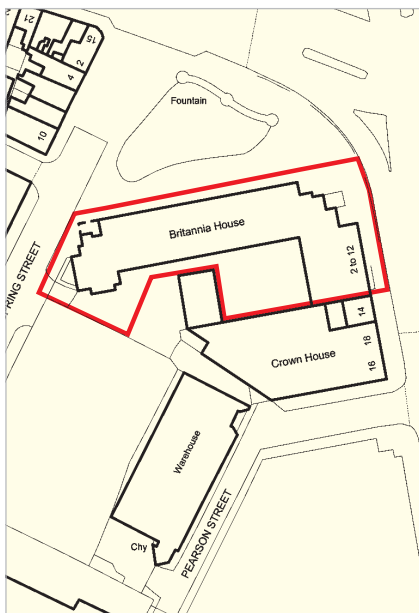
Kingston-upon-Hull

**Britannia House
2 Ferensway
HU2 8NF**

- **Leasehold Office Investment**
- City centre location
- Let to Trillium (Prime) Property GP Limited
- Offices totalling 3,081.6 sq m (33,170 sq ft)
- 13 car parking spaces (on a 0.13 hectare (0.32 acre) site)
- Current Gross Rent Reserved **£170,659 pa rising to £188,421 pa in 2015**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Leasehold. Held from Hull City Council for a term of 99 years from 25th March 1970 (thus having some 57 years unexpired) at a rent of £22,500 per annum. The lease provides for rent reviews in 1996 and every 21st year thereafter.

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 at the junction of Ferensway and Spring Bank approximately 500 metres north of the rail station. Occupiers close by include Travelodge (opposite), The Money Shop and a public multi storey car park.

Description

The property comprises a Job Centre Plus which is arranged on ground and four upper floors to provide five floors of office accommodation which benefits from carpeted floors, suspended ceilings with inset lighting, as well as 13 surface car parking spaces on a site of 0.13 hectares (0.32 acres)

The property provides the following accommodation and dimensions:

Ground Floor	617.8 sq m	(6,650 sq ft)
First Floor	617.8 sq m	(6,650 sq ft)
Second Floor	617.8 sq m	(6,650 sq ft)
Third Floor	617.8 sq m	(6,650 sq ft)
Fourth Floor	610.4 sq m	(6,570 sq ft)
Total	3,081.6 sq m	(33,170 sq ft)

Tenancy

The entire property is at present let to TRILLIUM (PRIME) PROPERTY GP LIMITED for a term of years from 1st August 2000 to 31st March 2018 at a current rent of £170,659 per annum, exclusive of rates. The lease provides for a fixed increase to £188,421 per annum on 1st August 2015 and contains full repairing and insuring covenants.

Tenant Information

For the year ended 31st March 2011, Trillium (Prime) Property GP Limited reported a turnover of £583.857m, a pre-tax profit of £23.454m and a net worth of £710.236m. (Source: riskdisk.com 07.06.2012.)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 104 Kingston-upon-Hull.**

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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