



**Tenure**  
Freehold.

**Location**

Kingston upon Hull is a thriving east coast port, and is the commercial and retail centre of East Yorkshire, serving a population of some 258,000. The city enjoys good road and rail communications, having access to the M18 and M62 motorways, and regular rail services to London King's Cross (from 2hrs 35 minutes).

The property is situated within a local retail parade on the east side of Priory Road, a predominantly residential area, between its junctions with Priory Drive and Setting Road.

Occupiers close by include Elite Bridal Outlet (adjacent) and Rispins Extra convenience store.

**Description**

The property is arranged on ground and one upper floor to provide a ground floor shop with self-contained residential accommodation above. The residential accommodation benefits from separate rear access. We understand from the Tenant that the shop has recently been refurbished. The property benefits from a garage to the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.00 m</b>	<b>(19' 8")</b>
<b>Net Frontage</b>	<b>5.30 m</b>	<b>(17' 5")</b>
<b>Shop Depth and Built Depth</b>	<b>13.40 m</b>	<b>(43' 11")</b>
<b>Ground Floor</b>	<b>61.20 sq m</b>	<b>(659 sq ft)</b>
<b>First Floor Flat – Two Rooms, Kitchen, Bathroom – Not inspected</b>		
<b>Garage – Not inspected</b>		

**Tenancy**

The entire property is at present let to COOPLAND & SON (SCARBOROUGH) LIMITED for a term of 15 years from 3rd June 2007 at a current rent of £10,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

NB. The tenant had an option to determine the lease on 2nd June 2017, which was NOT taken.

**Tenant Information**

No of Branches: 100+

Website Address: [www.cooplands-bakery.co.uk](http://www.cooplands-bakery.co.uk)

For the year ended 31st March 2016, Cooplant & Son (Scarborough) Limited reported a turnover of £42,109,517, a pre-tax profit of £1,734,794, shareholders' funds of £12,178,819 and a net worth of £12,178,819. (Source: Experian 18.04.2017.)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

**Hull**  
**332 Priory Road**  
**East Yorkshire**  
**HU5 5RS**

- **Freehold Shop and Residential Investment**
- Located in an established retail parade
- Entirely let to Cooplant & Son (Scarborough) Limited on a lease expiring in 2022
- Rent Review 2017
- Current Rent Reserved  
**£10,500 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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