

# **Kingston-upon-Hull** **179 Cleveland Street** **HU8 8AZ**

- **Freehold Shop and Residential Investment**
- **Situated in local retail parade close to both A1033 and A1165**
- **Includes one bedroom self-contained flat**

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

**allsop**

**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 on the west side of Cleveland Street overlooking the roundabout interchange of Mount Pleasant (A1033) and Stoneferry Road (A1165) in a predominantly industrial location.

**Total Current Rents Reserved**  
**£5,904 pa**

The Point Retail Park is close by and occupiers include Dulux and Bathstore, whilst industrial occupiers include HSS Hire and Speedy Hire.

## **Description**

The property is arranged on ground and one upper floor to provide a ground floor shop unit together with a self-contained one bedroom flat at first floor level which is accessed from the front.

## **VAT**

Please refer to the Special Conditions of Sale.

## **Documents**

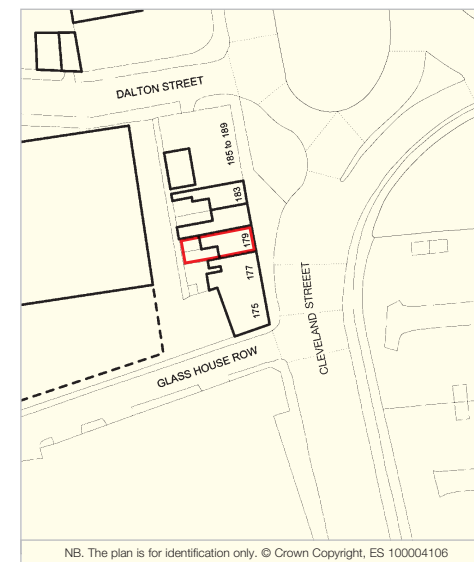
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## **Energy Performance Certificate**

EPC Rating 73 Band C  
(Copy available on website).

## **Seller's Solicitor**

Ms A Hasan, Locke Lord (UK) LLP.  
Tel: 0207 861 9000 Fax: 0207 785 6869.  
E-mail: [ahasan@lockelord.com](mailto:ahasan@lockelord.com)



No.	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
Ground Floor	Individual	Gross Frontage (inc. access to uppers) 5.25 m (17' 3") Net Frontage 3.00 m (9' 10") Ground Floor 40.25 sq m (433 sq ft) (1)	Tenancy at Will 12 months from 03/07/2012 (2)	£2,604 p.a.	
First Floor	Individual	One Bedroom Flat (1)	Rolling Assured Shorthold Tenancy (6 month minimum) from 19/11/2012	£3,300 p.a. (Annualised)	

(1) The property was not internally inspected by Allsop LLP. Information supplied by the Receivers. Areas taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk).  
(2) The tenant has an option to terminate on 1 month's notice. The landlord has an option to terminate on 2 months' notice.

# **Kingston-upon-Hull** **99/99A Portobello Street** **HU9 3NP**

- **Freehold Shop and Residential Investment**
- **Situated in small parade close to A165 Holderness Road**
- **Reversion 2014**

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

**allsop**

**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 local parade on the north side of Portobello Street opposite its junction with Ryehill Grove. Occupiers close by include local traders and a Morrisons Supermarket is located on Holderness Road.

**Total Current Rents Reserved**  
**£8,360 pa**

## **Description**

The property is arranged on ground and one upper floor to provide a ground floor shop unit together with a self-contained flat at part ground and first floor level comprising three rooms, kitchen and bathroom. The flat is accessed from the rear via a yard.

## **VAT**

Please refer to the Special Conditions of Sale.

## **Documents**

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

## **Energy Performance Certificate**

For EPC Rating please see website.

## **Seller's Solicitor**

Mr A Hasan, Locke Lord (UK) LLP.  
Tel: 0207 861 9000 Fax: 0207 785 6869.  
E-mail: [ahasan@lockelord.com](mailto:ahasan@lockelord.com)



No	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
Ground Floor 99	Individual	Gross Frontage 5.20 m (17' 1") Net Frontage 4.55 m (14' 11") Shop and Built Depth 8.45 sq m (90.96 sq ft)	3 years from 07/04/2011	£4,160 p.a.	Reversion 2014
First Floor 99A	Individual	Ground Floor – Kitchen First Floor – Three Rooms and Bathroom	Assured Shorthold Tenancy from 08/06/2012 (1)	£4,200 p.a. annualised	

(1) The tenant has an option to terminate the tenancy on 1 month's notice.  
The landlord has an option to terminate the tenancy on 2 months' notice.

**Total £8,360 p.a.**