

Kingston-upon-Hull

206 & 208 Hessle Road HU3 3BE

- **Freehold Vacant Double Shop and Two Maisonettes**
- **Situated on the busy Hessle Road**
- **One maisonette let on Assured Shorthold Tenancy**
- **Asset management opportunity**

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



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 north side of Hessle Road between its junction with Wellsted Street and Marmaduke Street.

Total Current Rents Reserved
£4,740 pa
With Vacant Double Shop and Maisonette

Occupiers close by include William Hill (adjacent), Elliott Chapell Health Centre with Lloyds Pharmacy (opposite), Premier Convenience Store and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide two interconnected shop units at ground floor level with ancillary accommodation to the rear together with two maisonettes to the upper floors. The maisonettes are separately accessed from the rear via an alleyway from Wellsted Street.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

EPC Rating 193 Band G (Copy available on website).

Seller's Solicitor

Ms A Hasan, Locke Lord (UK) LLP.
 Tel: 0208 861 9000 Fax: 0207 785 6869.
 E-mail: ahasan@lockelord.com



Lot	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
206 Ground Floor	Vacant	Gross Frontage 4.4 m (14' 5") Net Frontage 4.0 m (13' 2") Shop Depth 9.6 m (31' 6") Built Depth 16.07 m (52' 8")	-	-
208 Ground Floor	Vacant	Gross Frontage 4.65 m (15' 3") Net Frontage 3.7 m (12' 2") Shop Depth 9.65 m (31' 8") Built Depth 18.6 m (61' 0")	-	-
206A	Vacant	First Floor – One Room, Kitchen and Bathroom Second Floor – Two Rooms	-	-
208A	Individuals	First and Second Floor Maisonette (1)	Rolling Assured Shorthold Tenancy from 09.05.2007 (minimum six month)	£4,740 p.a.

(1) Not inspected by Allsop LLP.

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LOT

Kingston-upon-Hull

412 Cottingham Road HU6 8QE

- **Freehold Vacant Shop and Residential Investment**
- **Comprising a shop and a self-contained flat**
- **Situated in a local parade**
- **Asset management opportunity**

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



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 Cottingham Road overlooking the roundabout at its junction with Hall Road in a predominantly residential area.

Total Current Rents Reserved
£4,200 pa
Plus Vacant Shop

Occupiers close by include McDonald's and a number of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop together with a flat at part ground and first floor level comprising 3 Rooms, Kitchen and Bathroom. The flat is accessed from the rear (1).

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

EPC Rating 119 Band G (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



Floor	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground Floor	Vacant	Gross Frontage 6.10 m (20' 0") Net Frontage 5.45 m (17' 0") Shop & Built Depth 16.05 m (52' 8")	-	-
Part Ground & First Floor	Individual	Ground Floor: Kitchen First Floor: Three Rooms & Bathroom (1)	Rolling Assured Shorthold Tenancy from 30/06/2012 (2)	£4,200 p.a. (annualised)

(1) Not inspected by Allsop LLP. Information taken from Valuation Report.

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

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