

# Kingston-upon-Hull

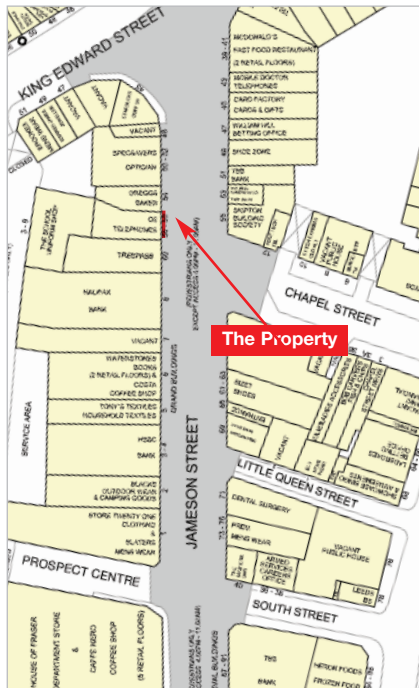
58 Jameson Street  
North Humberside  
HU1 3LS

- **Modern Freehold Shop Investment**
- Let to Telefonica UK Ltd
- Pedestrianised city centre position
- Close to the Prospect Shopping Centre
- No VAT applicable
- Reversion October 2019
- Current Rent Reserved  
**£60,000 pa**

On the Instructions of



**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.

The property is situated in the heart of the city centre on the north side of the pedestrianised Jameson Street opposite its junction with Chapel Street.

Occupiers close by include House of Fraser, Waterstones, Blacks, Specsavers, Halifax, HSBC, Greggs, McDonald's and the Prospect Shopping Centre.

## Description

The property is arranged on ground and one upper floor to provide a modern open plan ground floor shop unit with ancillary storage, offices and staff accommodation on the first floor above.

The property provides the following accommodation and dimensions:

Gross Frontage	8.10 m	(26' 7")
Net Frontage	7.10 m	(23' 4")
Shop Depth	14.45 m	(47' 5")
Built Depth	17.60 m	(57' 9")
Ground Floor	124.5 sq m	(1,340 sq ft)
First Floor	110.7 sq m	(1,192 sq ft)

## Tenancy

The entire property is at present let to TELEFONICA UK LTD (t/a O2) for a term of 5 years from 31st October 2014 at a current rent of £60,000 per annum. The lease contains full repairing and insuring covenants.

## Tenant Information

No. of Branches: 450.

Website Address: [www.O2.co.uk](http://www.O2.co.uk)

For the year ended 31st October 2013, Telefonica UK Ltd reported a turnover of £5.535bn, a pre-tax profit of £609m, shareholders' funds of £11.555bn and a net worth of £9.951bn.

(Source: riskdisk.com 04.02.2015.)

## VAT

VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

EPC Rating 100 Band D (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

**Seller's Solicitor** Ms K Barker, Penningtons. Tel: 020 7457 3006 e-mail: [katy.barker@penningtons.co.uk](mailto:katy.barker@penningtons.co.uk)