



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 on the south side of Hessle High Road, between its junctions with Askew Avenue and Gloucester Street within an established local shopping parade.

Occupiers close by include Boots Pharmacy, One Stop, Heron Foods, McColl's and Coral, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with self-contained residential accommodation above, accessed from the rear. The property benefits from rear service access.

The property provides the following accommodation and dimensions:

Gross Frontage	6.00 m	(19' 8")
Net Frontage	5.45 m	(17' 10")
Shop and Built Depth	19.15 m	(62' 10")
Ground Floor	84.20 sq m	(907 sq ft)
First Floor Flat (Not inspected by Allsop)		

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 £8,500 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

For the year ended 31st March 2016, Coopland & 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.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Hull

**767 Hessle High Road
Gipsyville
East Yorkshire
HU4 6PJ**

- **Freehold Shop and Residential Investment**
- Located in an established parade
- Entirely let to Coopland & Son (Scarborough) Limited on a lease expiring in 2022
- Rent Review 2017
- Current Rent Reserved
£8,500 pa

**SIX WEEK COMPLETION
AVAILABLE**

