



Tenure
Freehold.

Location

The university city of Kingston upon Hull is an international port situated on the north bank of the Humber estuary and is located some 50 miles east of Leeds and 20 miles north of Scunthorpe. The city benefits from excellent road communications via the M62 and A63 and the M18 via the M180 and the landmark Humber Suspension Bridge.

The property is situated in the popular residential suburb of Sutton Park, some 4 miles to the north of Hull city centre. Occupiers close by include Lloyds Pharmacy, Coopland Bakers, Coral, a public house and a range of local traders.

Description

The property occupies a site extending to approximately 0.22 hectares (0.55 acres) and is arranged on ground floor only to provide a large detached convenience store with staff and storage accommodation to the rear. In addition there is a self-contained shop and a large car park to the side which provides service access and parking for approximately 27 cars.

The property provides the following accommodation and dimensions:

Sainsbury's Unit

Gross Frontage	18.05 m	(59' 2")
Net Frontage	15.40 m	(50' 5")
Shop Depth	18.60 m	(61')
Built Depth	24.95 m	(81' 9")
Ground Floor (GIA)	536.9 sq m	(5,779 sq ft)

Sub-let Unit
Gross Frontage
Net Frontage
Built Depth

9.85 m	(32' 3")
8.67 m	(28' 4")
17.60 m	(57' 7")

Tenancy

The entire property is at present let to SAINSBURY'S SUPERMARKETS LTD for a term of 15 years from 30th March 2010 at a current rent of £44,700 per annum, exclusive of rates. The lease provides for guaranteed rental increases linked to RPI in 2015 and 2020 (subject to a minimum of 1.5% and a maximum of 3.5% compounded annually). Rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease includes a contractual right for the tenant to renew for a further two terms of 15 years from expiry. The self-contained shop has been sub-let.

Tenant Information

Website Address: www.sainsburys.co.uk

For the year ended 20th March 2010, Sainsbury's Supermarkets Ltd reported a turnover of £19.96bn, a pre-tax profit of £562m and a net worth of £3.5bn. (Source: riskdisk.com 12.01.2010)

VAT

VAT is applicable to this lot.

Documents

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

Kingston-Upon-Hull

Sainsbury's Supermarket Grandale

Sutton Park
North Humberside
HU7 4BL

- **Freehold Convenience Store Investment**
- Entirely let to Sainsbury's Supermarkets Ltd on a lease expiring 2025
- Guaranteed rental increases linked to RPI (subject to minimum 1.5% or maximum 3.5% per annum compounded) in 2015
- 27 car parking spaces included
- Situated within a densely populated residential area
- Rent Review 2015
- Current Rent Reserved
£44,700 pa
rising to a minimum of **£48,154.59 pa** or a maximum of **£53,089.56 pa** in 2015

COMPLETION 26TH MAY 2011 OR EARLIER BY AGREEMENT

