

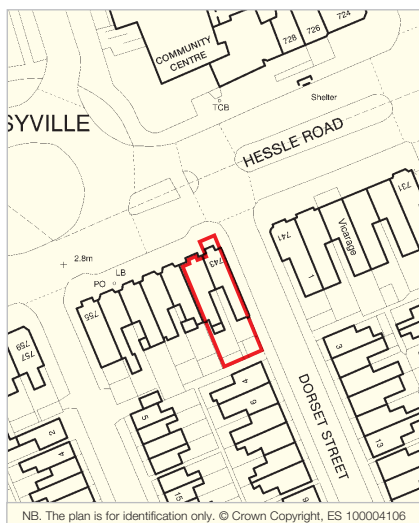
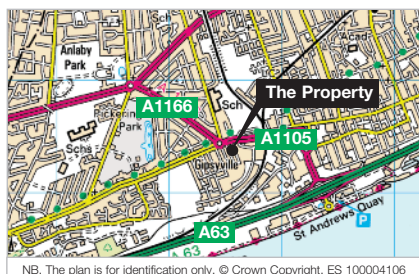
# Kingston upon Hull

**743-745 Hessle Road  
North Humberside  
HU4 6PJ**

- **Freehold Convenience Store Investment**
- Comprising a convenience store and 2 self-contained flats
- Entirely let to Martin McColl Limited on a new 20 year lease (no breaks)
- Fixed 2% per annum compounded rental increases every fifth year
- Located within a densely populated residential area
- No VAT applicable
- Current Rent Reserved

**£30,000 pa  
rising to £33,122 pa  
in 2019**

**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 within a predominantly residential area on the south side of Hessle Road (A1166), at its junction with Dorset Street, some 2 miles west of the city centre.

Occupiers close by include Heron Foods, Boots, Cooplands, William Hill and a range of local retailers. Gipsyville Multi-Purpose Community Centre is opposite the property.

## Description

The property is arranged on ground and one upper floor to provide a ground floor convenience store with two self-contained flats above, access to which is from Dorset Street.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>10.15 m</b>	<b>(33' 4")</b>
<b>Net Frontage</b>	<b>9.50 m</b>	<b>(31' 2")</b>
<b>Shop Depth</b>	<b>20.75 m</b>	<b>(68' 1")</b>
<b>Built Depth</b>	<b>26.60 m</b>	<b>(87' 3")</b>
<b>Ground Floor</b>	<b>216.6 sq m</b>	<b>(2,332 sq ft)</b>
<b>First Floor comprising Two Flats</b>		

## Tenancy

The entire property is at present let to MARTIN MCCOLL LTD for a term of 20 years from 15th September 2014 at a current rent of £30,000 per annum. The lease provides for fixed 2% pa compounded rental increases every fifth year of the term and contains full repairing and insuring covenants. We understand the flats have been sublet.

## Tenant Information

The McColls Group was founded in 1973. In February 2014 they listed on the London Stock Exchange. They currently trade from 750 convenience stores throughout the UK.

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

For the year ended 24th November 2013, Martin McColl Limited reported a turnover of £428.1m, a pre-tax profit of £26.62m, shareholders' funds of £175.445m and a net worth of £143.673m. (Source: riskdisk.com 18.09.2014.)

## 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

For EPC Rating please see 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** G Battersby Esq, Kuit Steinart Levy. Tel: 0161 832 3434 e-mail: [gillianbattersby@kuits.com](mailto:gillianbattersby@kuits.com)  
**Joint Auctioneer** A Jones Esq, Edwards & Co. Tel: 0161 833 9991 e-mail: [alun@edwardsandco.com](mailto:alun@edwardsandco.com)

