



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.

This corner property is situated on the north side of Whitefriargate, at its junction with Parliament Street.

Occupiers close by include Boots, The Works (both opposite), HMV (adjacent), New Look, Betfred, Card Factory, Marks & Spencer, Heron Foods and Pandora, amongst many others.

The property is some 250 metres from Princes Quay Shopping Centre which is home to River Island, Vue Cinema, Superdrug, Claire's Accessories and Primark, amongst many others.

Description

The property is arranged to provide two shops. No 52 comprises a ground floor shop with ancillary accommodation on one upper floor. No 53 comprises a ground floor shop with ancillary accommodation over two upper floors.

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 Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
52	Coopland & Sons (Scarborough) Limited (1)	Ground Floor (2) First Floor (2) Total	A term of years from 15.08.2017 expiring 24.12.2022 Effectively FR & I Limited by schedule of condition	£18,500 p.a.	Reversion 2022
		122.20 sq m (1,315 sq ft) 55.90 sq m (602 sq ft) 178.10 sq m (1,917 sq ft)			
53	Ann Summers Ltd (3)	Ground Floor First Floor Second Floor Total	5 years from 15.01.2016 (4) FR & I	£20,000 p.a.	Reversion 2021
		145.15 sq m (1,562 sq ft) 139.40 sq m (1,501 sq ft) 71.65 sq m (771 sq ft) 356.20 sq m (3,834 sq ft)			

(1) Website Address: www.cooplands-bakery.co.uk

For the year ended 31st March 2017, Coopland & Sons (Scarborough) Ltd reported a turnover of £44,297,361, a pre-tax profit of £542,127, shareholders' funds of £12,149,586 and a net worth of £12,149,586. (Source: Experian 14.09.2018.)

(2) Not inspected by Allsop. Areas provided by Valuation Office Agency.

(3) Website Address: www.annsummers.com

For the year ended 24th June 2017, Ann Summers Ltd reported a turnover of £109,011,372, a pre-tax profit of £2,910,121, shareholders' funds of £51,197,687 and a net worth of £47,485,759. (Source: Experian 14.09.2018.)

(4) Tenant break option at any time by giving no less than 6 months' notice.

NB. The buyer will pay 1.5% plus VAT of the purchase price in addition to the cost of searches.

Total £38,500 p.a.

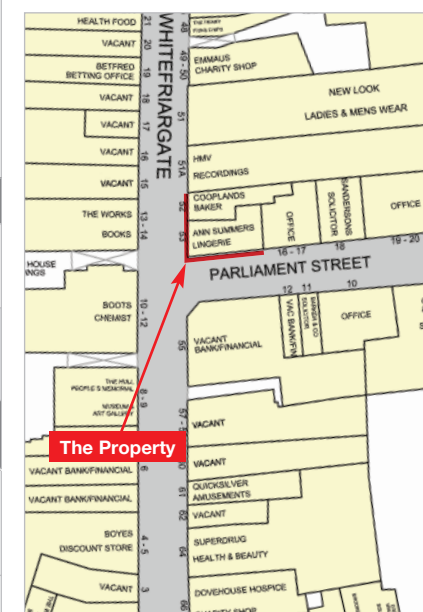
Hull

52 & 53 Whitefriargate and 15 Parliament Street North Humberside HU1 2HP

- **Freehold City Centre Shop Investment**
- Comprises two shops
- Prominent corner position in city centre location
- Tenants include Ann Summers Limited and Coopland & Sons (Scarborough) Limited
- Occupiers close by include Marks & Spencer and New Look
- Total Current Rents Reserved

£38,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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