

Hull

288 Southcoates Lane

North Humberside

HU9 3AP

On the Instructions of a Major Fund

- **Freehold Shop and Residential Investment**
- **Comprising a ground floor shop and flat above**
- **Part let on a new 5 year lease**
- **Situated in an established local shopping parade**

SIX WEEK COMPLETION AVAILABLE

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 property is situated on the south side of Southcoates Lane, in between its junctions with Southcoates Avenue and Cundall Close,

Total Current Rents Reserved
£12,117 pa

an established local shopping parade. The surrounding area is primarily residential. Occupiers close by include Lloyds Pharmacy (adjacent) amongst other local occupiers.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with self-contained residential accommodation above.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

Ms Alex Shapland, Eversheds Sutherland.
Tel: 029 2047 7210.

E-mail: alexshapland2@eversheds-sutherland.com



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Individual	Ground Floor Shop 88.8 sq m (956 sq ft)	5 years from 01.07.2017 (1) R & I	£8,217 p.a.	Reversion 2022
First Floor	Individual	First Floor Flat	6 month Assured Shorthold Tenancy from 07.02.2017	£3,900 p.a.	Reversion 2017

NB. Not measured by Allstop. Floor area sourced from www.voa.gov.uk

(1) The tenant benefits from a 2 month rent free period. The vendor has agreed to top up the rent from completion to 1st September 2017, so the purchaser effectively receives £8,217 per annum from completion.

Total £12,117 p.a.

Bournemouth

109/111

Commercial Road

Dorset

BH2 5RT

- **Freehold Leisure and Residential Ground Rent Investment**
- **Comprises a double fronted bar on a lease expiring in 2022 (1)**
- **Town centre location a short walk from the pedestrianised section of Commercial Road**

Tenure
Freehold.

Location

Bournemouth, with a population of 155,000, is an important regional, commercial and resort town on the south coast located 32 miles west of Southampton. The town benefits from good communications, being located on the A35/A338 which leads to the A31 trunk road to the east of the town, which in turn connects to the M27 south coast motorway.

The property is situated in a prominent corner position, at the junction of Commercial Road

Total Current Rents Reserved
£13,125 pa

and The Triangle in Bournemouth town centre, a short walk from the pedestrianised part of Commercial Road. Occupiers close by include Ladbrokes, Betfred and Subway amongst many others.

Description

The property is arranged on basement, ground and two upper floors to provide a double fronted bar over ground and basement floors with rear courtyard. The first and second floors provide two flats that have been sold off on long leases.

VAT

VAT is not applicable to this lot.

Documents

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

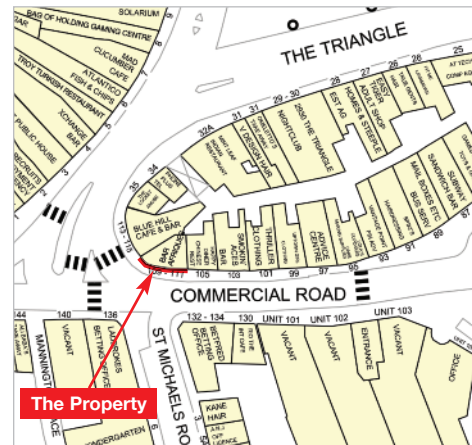
Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

S Nethercott Esq, HG Walker Solicitors.
Tel: 01202 692448.

E-mail: simonnethercott@hgwalker.co.uk



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground Floor	Adda Enterprise Ltd	Gross Frontage 10.30 m (33' 9") Net Frontage 9.05 m (29' 8") Shop and Built Depth 7.80 m (25' 7") Basement 31.4 sq m (338 sq ft) Ground Floor 53.9 sq m (580 sq ft) Total 85.3 sq m (918 sq ft)	6 years from 15.12.2016 (1) Rent review every 3rd year FR & I by way of service charge	£13,000 p.a.	Rent Review 2019
First Floor	Individual	First Floor Flat	99 years from 25.12.1998	£125 p.a.	Reversion 2097
Second Floor	Ferndown Pharmacy Limited	Second Floor Flat	189 years from 25.12.1998		

(1) There is a tenant's break option at the end of the third year.
NB. Floors areas are Net Internal

Total £13,125 p.a.