

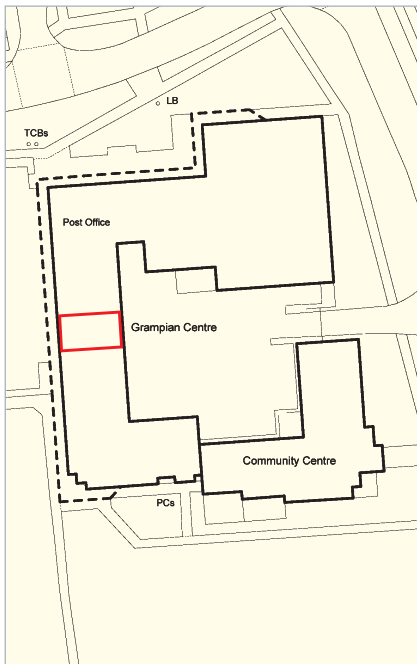
Kingston upon Hull

Shop Unit 6 Grampian Shopping Centre Grampian Way East Riding of Yorkshire HU7 5BJ

- Leasehold Shop Investment
- Lease Expiry 2021 (no breaks)
- Let to Bank Machine Ltd
- Forms part of a busy shopping precinct
- Rent Review 2016
- Current Gross Rent Reserved

£13,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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



Tenure

Leasehold. Held from City of Kingston Upon Hull under a lease from Kingston upon Hull City Council for a term of 124 years from 25th November 1986 (thus having approximately 101 years unexpired) at a peppercorn fixed for the duration of the term.

Location

The city Kingston upon Hull, with a population of 310,000, is a major commercial centre and port on the northern shores of the Humber Estuary. The town is linked to the national motorway network via the M62 and benefits from the Humber Bridge which links with the M180. The property is situated in a busy shopping precinct amongst such traders as Ladbrokes, Heron Frozen Foods, Cooplands, Lloyds Pharmacy and a Post Office, adjoining the local community centre and providing the shopping centre for the busy local community. The area benefits from a free public car park serving the precinct.

Description

The property is arranged on ground floor only to provide a single storey lock-up shop with access to the rear and an ATM machine to the front.

The property provides the following accommodation and dimensions:

Gross Frontage	7.00 m	(23' 0")
Net Frontage	4.50 m	(14' 8")
Shop Depth	11.35 m	(37' 2")
Built Depth	13.20 m	(43' 3")

Tenancy

The property is at present let to BANK MACHINE LTD (not in occupation) for a term of 15 years from 20th September 2006 at a current rent of £13,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.bankmachine.com
Bank Machine is part of Cardtronics Inc, the world's largest operator of ATMs. See website for more details.

VAT

VAT is applicable to this lot.

Buyers Premium

Please note in the Special Conditions of Sale there is a 2% buyers premium on the purchase price as a contribution to sellers' costs.

Documents

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

Energy Performance Certificate

A copy will be available on the website.

Prospective purchasers are strongly advised to read the notices to prospective buyers and all applicable conditions of sale and addenda

Seller's Solicitor H Freeman Esq, Freemans. Tel: 0207 935 3522 Fax: 0207 535 1355 e-mail: hf@freemanssolicitors.net