

Kingston-upon-Hull
Europa House
184 Ferensway
North Humberside
HU1 3UT

- **Prominent Leasehold Office Investment**
- Comprising 4,075.1 sq m (43,875 sq ft) offices
- Prominent city centre position close to railway station
- Total Current Gross Rents Reserved **£98,955 pa**

**TO BE OFFERED
WITHOUT RESERVE**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held on a lease from Hull City Council for a term of 99 years from 1st April 1976 (thus having some 59 years unexpired) at a current rent of £68,964 per annum exclusive of rates. The rent is subject to review every tenth year of the term. The lease provides for the rent to be reviewed to the same proportion that £25,193 bears to the initial rack rental value of the building (agreed at £92,000) to the then rack rental value. The head lease contains full repairing and insuring covenants.

Location

Kingston-upon-Hull is a major east coast port and city on the north shores of the Humber Estuary, and is the commercial and retail centre of Humberside, serving a population of some 258,000. The city enjoys good road and rail communications, having access to the M18 and M62 motorways, and regular rail services to London King's Cross (from 2hrs 35 minutes). The property occupies an excellent corner site in the city centre adjacent to the main railway station, at the junction with Anlaby Road (A165). Directly opposite the station is one of the main retail areas of the city, anchored by a House of Fraser department store. Other occupiers in the vicinity include Tesco Extra, Next, Mecca Bingo, Northern Academy of Performing Arts, TSB Bank as well as a number of office buildings surrounding the rail station and a number of professional office users.

Description

The property comprises an office building arranged on ground and five upper floors, providing a total of some 43,873 sq ft of accommodation together with a private car park to the rear with space for some 17 vehicles. Internally, the property benefits from suspended ceilings, perimeter trunking and two 8-person passenger lifts serving all floors. A number of floors have been subdivided to form office suites with good levels of natural lighting.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 223 Band G (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 121 Kingston-upon-Hull**.

Floor	Present Lessee	Accommodation (2)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Vacant	Ground Floor Offices	673.5 sq m	(7,250 sq ft)	–	–	–
First Floor	Vacant	First Floor Offices	667.9 sq m	(7,189 sq ft)	–	–	–
Part Second Floor	Northern Rail Ltd	Second Floor Offices	161.6 sq m	(1,739 sq ft)	Term of years from 05.10.2007 to 15.09.2013	£12,173 p.a.	Holding over - notice to terminate served effective from 01.04.2016
Part Second Floor	Vacant	Second Floor Offices	539.3 sq m	(5,812 sq ft)	–	–	–
Third Floor	Vacant	Third Floor Offices	687.0 sq m	(7,395 sq ft)	–	–	–
Fourth Floor	Hull Trans Company Ltd	Fourth Floor Offices	662.8 sq m	(7,136 sq ft)	Term of years from 26.09.2008 to 30.12.2020 (1)	£49,952 p.a.	Reversion 2020
Fifth Floor	Serco Ltd	Fifth Floor Offices	683.0 sq m	(7,352 sq ft)	Term of years from 19.09.2013 to 31.01.2019	£36,760 p.a.	Reversion 2019
Substation	Northern Powergrid (Yorkshire) Plc				5 years from 05.01.1987	£70 p.a.	Holding over
		Total	4,075.1 sq m	(43,875 sq ft)			
						Total £98,955 p.a.	

(1) The lease contained a tenant's option to break on 16th December 2015, which was not operated.
(2) Not inspected by Allsop, areas provided by the vendor.