

Hull 45 and 46/48 Whitefriargate North Humberside HU1 2HP

- Freehold Shop and Restaurant Investment
- To be offered as two lots
- Lot 149 let to Sportswift Ltd (t/a Card Factory)
- Lot 150 comprises a fish & chip shop, shop and first floor restaurant
- Located adjacent to Marks & Spencer in the city centre
- City centre pedestrianised location
- Lot 149 Current Rent Reserved **£55,000 pa**
- Lot 150 Total Current Rents Reserved **£31,750 pa**



Tenure
Freehold.

Location
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 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 2 hours 35 minutes).
The property is situated on the north side of the pedestrianised Whitefriargate, which acts as one of the city's main retail pitches. Occupiers close by include Marks & Spencer (adjacent), New Look, HMV, Holland & Barrett (opposite), Betfred, Lush, Heron Foods, Boots and Burtons amongst others.

Description

Lot 149 is arranged on ground and two upper floors to provide a regular shop unit, which has been refurbished in the last 5 years.
Lot 150 is arranged on ground and two upper floors to provide a fish and chip shop, further shop and restaurant above.

VAT

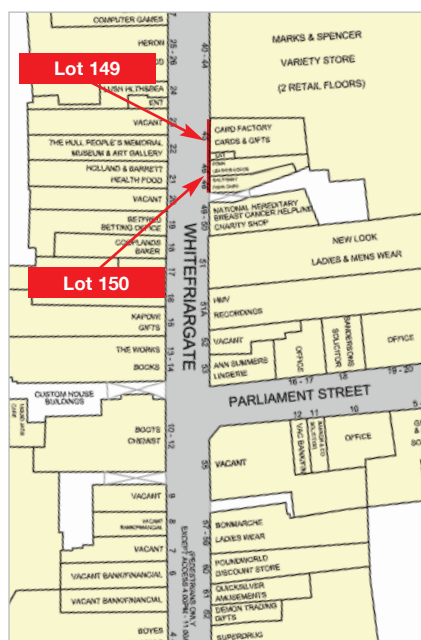
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
149	45	Sportswift Ltd (t/a Card Factory) (1)	Ground Floor 134.85 sq m (1,452 sq ft) First Floor 169.10 sq m (1,820 sq ft) Second Floor 62.40 sq m (672 sq ft) Third Floor 110.00 sq m (1,184 sq ft) Total 476.35 sq m (5,128 sq ft)	5 years from 13.09.2013 FR & I subject to a schedule of condition prepared on refurbishment in 2013	£55,000 p.a. (2)	Reversion 2018
Lot 149 Total £55,000 p.a.						
150	Unit 1 – 46	Erin Gokale	Ground Floor (3) 31.10 sq m (335 sq ft)	15 years from 12.06.2011 Rent review every 5th year FR & I	£10,000 p.a.	Tenant break option June 2021
	Unit 2 – 46	Punian Fisheries	Ground Floor (3) 50.85 sq m (547 sq ft)	10 years from 04.11.2011 Rent review in 5th year FR & I	£16,000 p.a.	Reversion 2021
	Upper Floors – 46	Limberglow Ltd (t/a The Lenton Restaurant)	First Floor (3) 78.8 sq m (848 sq ft) Second Floor (3) 36.7 sq m (395 sq ft) Total (3) 115.5 sq m (1,243 sq ft)	5 years from 11.12.2010 FR & I	£5,750 p.a.	Holding over
Lot 150 Total £31,750 p.a.						

(1) For the year ended 31st January 2016, Sportswift Ltd reported a turnover of £362.2m, a pre-tax profit of £92.2m and a net worth of £81.0m.
(Source: Experian 08.06.2017.)

(2) Rent rebased from £90,000 p.a. in 2013.

(3) Not inspected by Allstop, areas taken from www.tax.service.gov.uk

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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LOT 150

LOT
149-150