



**Tenure**  
Freehold.

**Location**

Kingston-upon-Hull is the primary economic and commercial centre for Humberside and is one of the largest cities in the North-East. The M62 and A63 provide direct motorway access to Leeds 49 miles to the west and Sheffield 50 miles to the south-east. The city has a resident population of approximately 310,000 persons, an estimated immediate catchment of 450,000 and draws on a total catchment population of 840,000 people. The properties are situated in the city centre on the corner of Anlaby Road and South Street and are approximately 0.1 miles from Hull Rail Station.

Occupiers close by include Mega Bingo, William Hill, Heron Frozen Foods, Sainsbury's Local, Wetherspoon and a variety of local traders and restaurants.

**Description**

The property is arranged on ground and one upper floor to provide a bar, a takeaway restaurant and 3 shops. The shops are arranged on ground floor only.

**VAT**

The Receivers understand that VAT is applicable to this lot. Please refer to the Special Conditions of Sale.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2/6 Anlaby Road	Naughty Card Company Ltd (with surety from D Murray and P E Ryder)	Gross Frontage 16.10 m Net Frontage 7.50 m Splay 3.15 m Shop & Built Depth 12.55 m First Floor (Gross Internal) 115.70 sq m	(52' 10") (24' 7") (10' 4") (41' 2") (1,245 sq ft)	25 years from 08.09.2000 Rent review every 5th year FR & I	£14,500 p.a.     Rent Review 2015
8 Anlaby Road	Salim Coskunsku	Gross Frontage 4.50 m Net Frontage 4.25 m Shop & Built Depth 13.25 m First Floor 48.50 m	(14' 9") (13' 11") (43' 6") (522 sq ft)	42 years from 14.11.1986 Rent review every 3rd year FR & I	£14,750 p.a.     Rent Review 2010 (outstanding)
10 Anlaby Road	Vacant (1)	Gross Frontage 4.65 m Net Frontage 3.75 m (Not inspected by Allsop)	(15' 3") (12' 4")		
5 South Street	Robert Traynor	Gross Frontage 3.20 m Net Frontage 2.90 m Shop & Built Depth 5.20 m	(10' 6") (9' 6") (17' 1")	12 years from 24.06.2001 Rent review every 3rd year FR & I	£6,400 p.a.     Reversion 2013
7 South Street	Vacant	Gross Frontage 3.65 m Net Frontage 2.85 m Shop & Built Depth 5.25 m	(11' 11") (9' 4") (17' 3")		

(1) Terms agreed with opticians on a new 6 year lease at a rent of £7,500 p.a. in the first year and £8,500 p.a. in the second and third year. Lease internal repairing only.

**Total £35,650 p.a.**

## Kingston-upon-Hull

**2-10 Anlaby Road &  
5-7 South Road  
North Humberside  
HU1 2NR**

- **Freehold Shop and Leisure Investment**
- Prominent corner location
- City centre location
- 0.1 miles from Hull Rail Station
- Comprising four shops and a bar
- Rent Review from 2010 (outstanding)
- Reversion from 2013
- Total Current Rents Reserved

**£35,650 pa  
Plus Vacant  
Possession of Units 10  
Anlaby Road <sup>(1)</sup> and  
7 South Street**

**On the Instructions of  
D J Whitehouse and S Muncaster  
of Duff & Phelps acting as Joint  
Fixed Charge Receivers**



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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