

Hull - 155 Springbank, North Humberside HU3 1BN  
Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Hull - 155 Springbank, North Humberside HU3 1BN

## Freehold Shop Investment



### Investment Consideration:

- Purchase Price: £75,000
- Gross Initial Yield: 8.00%
- Rental Income: £6,000 p.a.
- VAT is NOT applicable to this property
- Recently refurbished
- Ground floor retail unit with first & second floor storage
- Situated in a prominent position on one of Hull's main arterial route
- Nearby occupiers include Sainsbury, Iceland, Kwik Fit, William Hill, amongst other local traders



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 155 (Ground, First & Second Floor)	Shop: 98.74 sq m (1,062 sq ft)	S. Zare t/a Patisserie	5 years from 26 January 2018	£6,000	Note 1: FRI Note 2: Deposit held £1,500 Note 3: Reversion 25.01.23
<b>Total</b>				<b>£6,000</b>	

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### Property Description:

The property comprises of a mid terrace retail unit providing ground floor sales area with rear kitchen/store area and WC. The first floor contains two reception rooms that are utilised for ancillary storage/office and to the second floor provides further ancillary storage.

The property provides the following accommodation and dimensions:

No. 155 (Ground, First & Second Floor): 98.74 sq m (1,062 sq ft)

### Tenancy:

The shop is at present let to S. Zare t/a Patisserie for a term of 5 years from 26<sup>th</sup> January 2018 at a current rent of £6,000 per annum and the lease contains full repairing and insuring covenants. Rent deposit held of £1,500.

### Location:

Hull is a port city in the East Riding of Yorkshire, north-eastern England. It lies upon the River Hull at its confluence with the Humber Estuary, 25 miles (40 km) inland from the North Sea, 50 miles (80 km) east of Leeds, 34 miles (55 km) south-east of York and 54 miles (87 km) north-east of Sheffield. With a population of 260,645 (mid-2018 est.), Hull is the fourth-largest city in Yorkshire and the Humber.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

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