

Hull – 724/724A Holderness Road, North Humberside HU9 3JA
Freehold Shop and Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Shop and Residential Investment



Investment Consideration:

- Purchase Price: £140,000
- Gross Initial Yield: 8.07%
- Rental Income: £11,300 p.a.
- VAT is NOT applicable to this property
- Comprises a ground floor shop with self-contained two bedroom flat on the first floor
- Occupiers nearby include HSBC, Morrisons, Domino`s Pizza, Farmfoods and number of individual shops and restaurants



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 724 (Ground Floor)	Shop: 51.60 sq m (556 sq ft)	Individual	3 years from 1 September 2017	£6,500	Note 1: FRI Note 2: No Breaks Note 3: Deposit held £1,625
No. 724a (First Floor Flat)	Flat - Comprises 2 Bedrooms, Reception, Kitchen and Bathroom/WC 61.00 sq m (657 sq ft)	Individual	12 months from 1 February 2020	£4,800	Note 1: AST Note 2: Deposit held £400
Total				£11,300	

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Property Description:

The property is arranged as a ground floor shop with a self-contained two bedroom flat on the first floor.

The property provides the following accommodation and dimensions:

No. 724 (Ground Floor Shop): 51.60 sq m (556 sq ft)

No. 724A (First Floor Flat): 61.00 sq m (657 sq ft)

Tenancy:

The shop is at present let to an Individual for a term of 3 years from 1st September 2017 at a current rent of £6,500 per annum and the lease contains full repairing and insuring covenants. Rent deposit is held of £1,625. The first floor residential flat is at present let on an AST to an individual for a term of 12 months from 1st February 2020 at a current rent of £4,800 per annum. Rent deposit is held of £400.

Location:

Hull, is a port city and unitary authority in the East Riding of Yorkshire, Northeastern 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. The main road into and out of Hull is the M62 motorway/A63 road, one of the main east–west routes in Northern England. It provides a link to the cities of Leeds, Manchester and Liverpool, as well as the rest of the country via the UK motorway network. Occupiers nearby include HSBC, Morrisons, Domino`s Pizza, Farmfoods and number of individual shops and restaurants



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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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