

*William*  
**HILL**

**SUBURBAN RETAIL INVESTMENT  
LET TO NATIONAL COVENANT**

**94 NEWLAND AVENUE  
KINGSTON UPON HULL  
EAST YORKSHIRE  
HU5 3AA**

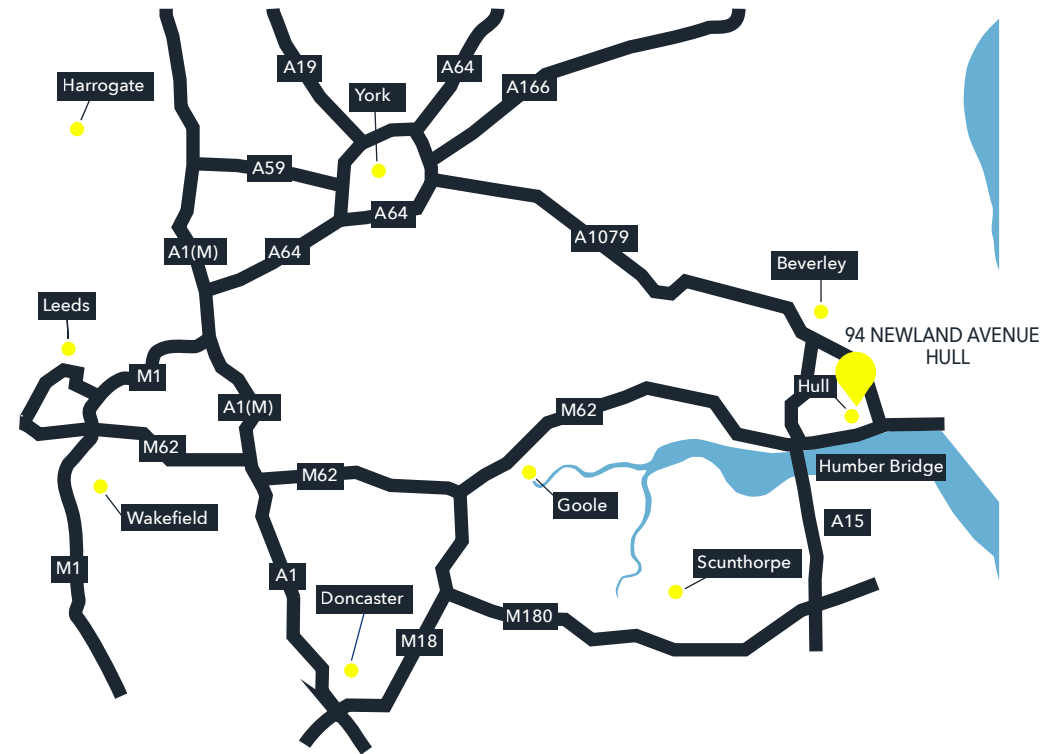




## INVESTMENT SUMMARY

- Newland Avenue is one of Hull's leading retail and hospitality areas
- Close to Hull University generating high foot fall during the day and weekends
- Let on FRI lease to the undoubted covenant of the William Hill Organisation who have been in occupation for virtually 30 years
- Rent £22,500
- Term expires October 2033
- No VAT
- Ideal SIPP purchase





## LOCATION

The City of Kingston upon Hull is the regional capital of the Humber region, with a local population of 250,000 but drawing on a potential catchment of 800,000.

Hull lies approximately 45 miles east of Leeds and 35 miles south east of York, with good access to the A63/M62/M180 motorways.

Hull is part of the UK's largest and busiest trading estuaries. P&O ferries carry over 1 million passengers between Hull and Rotterdam each year.

Hull Trains provides seven trains to London Kings Cross each weekday. The TransPennine Express provides direct services to Leeds, Manchester, Sheffield, and York.

Humberside Airport is located 16 miles south of Hull.



## SITUATION

Newland Avenue lies 2 miles to the north of Hull City Centre close to Hull University. The area is well represented by national traders including Tesco, Heron Foods, Sainsbury's, Ladbroke's, Oxfam, Subway, Cooplands and many restaurants and hospitality businesses.

The property is situated on a very prominent corner site at the junction with Lambert Street.



## DESCRIPTION

The premises occupies excellent open plan retail / customer accommodation with an independent first floor access via separate side access. The first floor, which is included with the leased area, has not been used for many years.

## ACCOMMODATION

Ground Floor Sales (including office / customer W/C)	107.20 sq m	(1154 sq ft)
Store	12.45 sq m	(134 sq ft)
First Floor (7 Rooms)	111.20 sq m	(1197 sq ft)

## TENURE

Freehold

## LEASE

The entire property is subject to a renewed lease to the William Hill Organisation Limited (Company Number 00278208) for a term of 10 years, expiring on the 29 October 2033. The lease incorporates break options on the 28 September 2028 and 28 September 2031.

The current lease is by way of reference for the previous lease which was from 27 February 1997. The current rent is £22,500 per annum with the next rent review in 28 September 2028. The tenant is responsible for all repairs / decorations (no schedule of condition) and reimbursing the insurance premium.



## EPC

The property has an EPC rating of 63C

## VAT

VAT does not apply to the property.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations the identification and confirmation of the source of funding will be required from the successful purchaser.

## PROPOSAL

**Offers based on £310,000.**

A purchase at this price reflects a yield of 7% after allowing for purchase costs of 3.4%.

## CONTACTS / VIEWING

For further information, or to arrange an inspection, please contact the sole agents:

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