



# INVESTMENT

Substantial Retail Unit in very prominent and busy parade let on new 10-year lease to national covenant

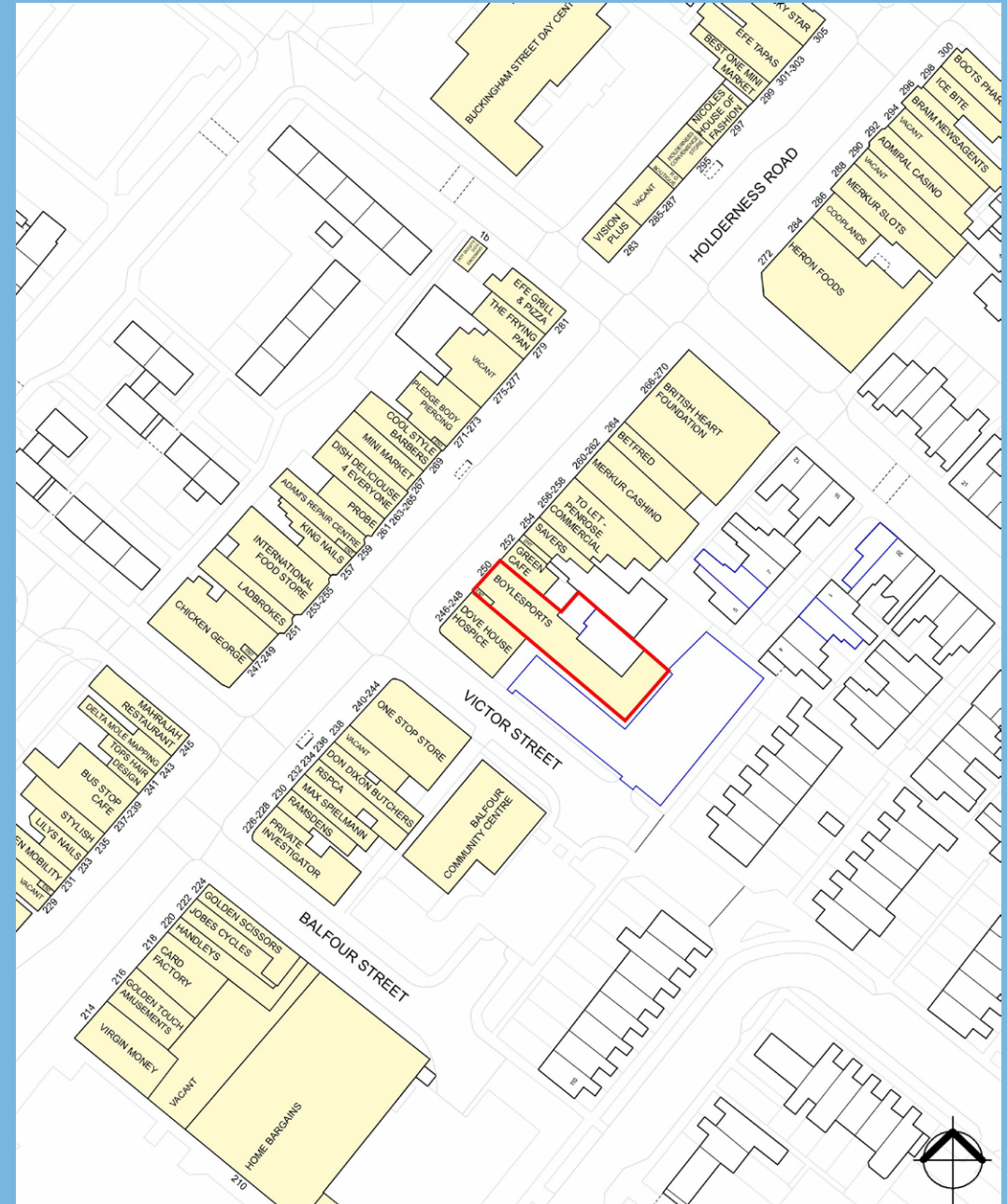
The BoyleSports logo, featuring the brand name in a white, sans-serif font with a red swoosh under the 'B', set against a dark blue rectangular background.

250 Holderness Road  
Hull, East Yorkshire  
HU9 2HX

The penrose commercial logo, with 'penrose' in a white, lowercase, sans-serif font and 'commercial' in a smaller, lowercase, sans-serif font below it, all in white on a dark blue rectangular background.

# INVESTMENT SUMMARY

- > Substantial Retail Unit
- > Situated in probably Hull's busiest suburban shopping parade
- > Neighbouring traders include Virgin Money, Card Factory, Ramsdens, One Stop, Savers, Betfred, British Heart Foundation, Heron Foods etc.
- > Tenant BoyleSports (UK) Limited
- > 10 year lease from June 2023
- > Rent £22,500 per annum
- > No VAT
- > Guide £295,000
- > Net yield 7.39%
- > Perfect SIPP purchase



DO NOT SCALE. FOR IDENTIFICATION ONLY. BOUNDARIES MUST BE CHECKED WITH THE DEEDS PRIOR TO PURCHASE.



## LOCATION

Kingston upon Hull is the economic centre of the Humber Estuary situated on the North Bank close to the Humber Bridge. Hull has a resident population of around 310,000 and with a potential catchment of approximately 850,000. The port of Hull, together with Immingham and Grimsby, make up the busiest estuary in the UK. The port of Hull deals with ten million tonnes of freight each year, which equates to approximately £12 billion in trade. The city has excellent road connections via the M62, M18 and M180 motorways. Humberside International airport is located 15 miles to the south and direct rail services to London, Kings Cross take less than 2 ¾ hours.

## SITUATION

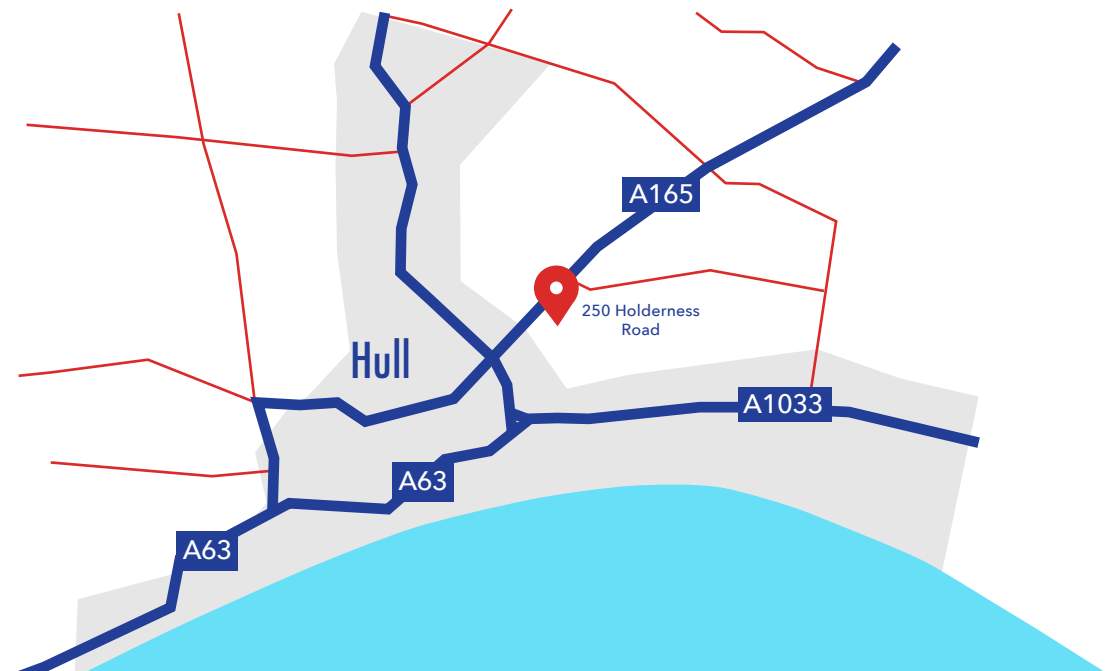
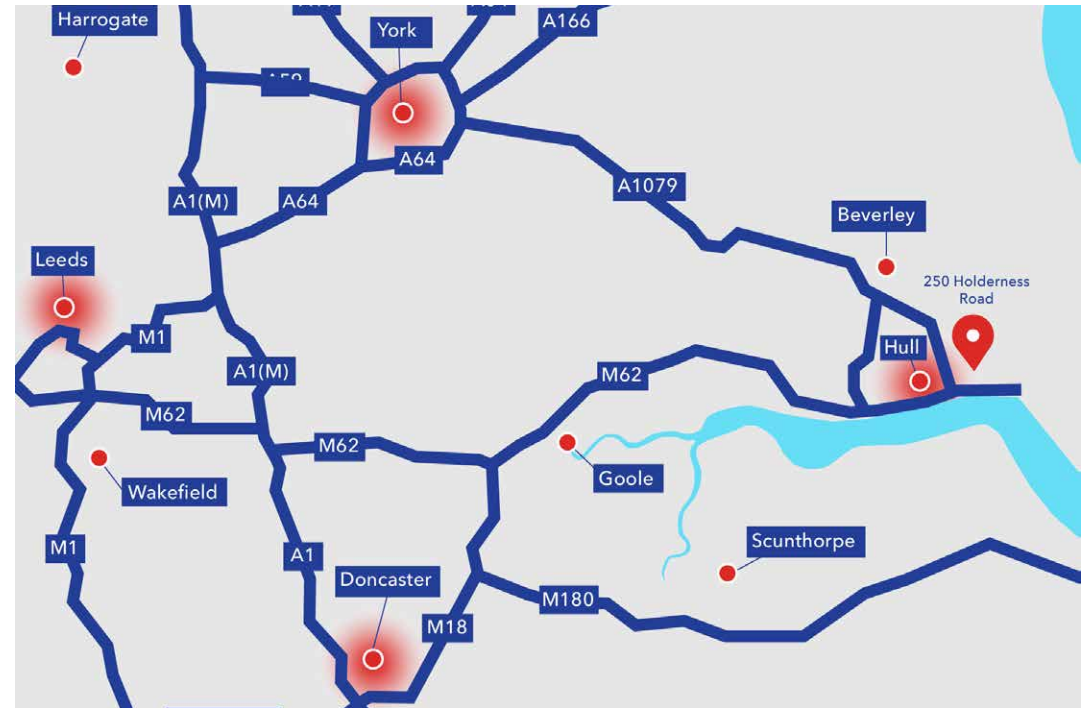
Holderness Road (A165) is one of Hull's main arterial roads carrying substantial volumes of traffic in and out of Hull City centre at all times of the day. The area is well represented by many of the UK's major high street multiple traders with a good mix of local and regional occupiers. 250 Holderness Road is situated in one of the regions busiest retailing parades where adjacent occupiers include One Stop, Cooplands Bakers, Savers, Betfred, Ramsdens, and many more. The wide front footpath has recently undergone a substantial renewal and to the rear is a public car park accessed from Victor Street.

## DESCRIPTION

The property comprises of a large ground floor retail unit with substantial open plan retail accommodation and large storage facilities with staff amenities.

The property comprises the following accommodation. All net internal measurements are approximate.

Maximum Shop Width	9.17m	30'9"
Maximum Shop Depth	22.18m	72'8"
	Sq m	Sq ft
Total Sales Area	180.63	1944
Storeroom	123.60	1330
WC & Staff Facilities		
<b>Total Ground Floor</b>	<b>304.23</b>	<b>3275</b>







## LEASE TERM

The whole property is let on a 10-year lease from 6 June 2023 on a full repairing and insuring basis (subject to a schedule of condition). The lease includes a tenant break option after 5 years.

## RENTAL

£22,500 per annum.

## TENANT FIT OUT

The unit has been fitted out by Boyle Sports at an estimated cost in the order of £250,000.

## COVENANT



The unit is let to BoyleSports (UK) Limited. Company number 04386537. BoyleSports (UK) are a rapidly expanding new division of the long-established Boyle Sports of Ireland. Boyle Sports of Ireland operate around 350 units with a substantial development program and BoyleSport (UK) Limited are expanding in England, Wales, and Northern Ireland operating around 50 units.

## EPC

Energy Performance Certificate is available on request.

## TENURE

Freehold

## VAT

VAT does not apply to the sale.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the purchaser will be required to confirm the source of funding and provide two forms of ID.

## PROPOSAL

**Offers based on £295,000 reflecting a net yield of 7.39% after purchase costs of 3.24%**

Contact Sole Agents:

**penrose**  
commercial

Chartered Surveyors

**Tom Penrose**

01482 250105

07885 648888

tom@penrosecommercial.co.uk

**Oliver Penrose**

01482 250104

07745 089983

oliver@penrosecommercial.co.uk

The Ergo, Bridgehead Business Park  
Meadow Road, Hessle, HU13 0GD

T : 01482 250000

W : penrosecommercial.co.uk



### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACT

Penrose Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) Penrose Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of Penrose Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.