

REFERENCE: 6021 – North Humberside



## Freehold Retail Investment Let to Holland And Barrett Limited – North Humberside

ADDRESS: 9-11 Jameson Street, Hull, North Humberside HU1 3HR

- Let to Holland and Barrett Ltd. until 2015

### LOCATION

Estimated Residential Population: 301,000

Miles: 9 miles south of Beverley

39 miles south east of York

Roads: A63,A165,A1033,M62

Rail: London Kings Cross

Air: Humberside

### SITUATION

The property is located in a prominent location on the southern side of Jameson Street, close to its junction with Bond Street, Saville Street and King Edward Street. Near by British Home Stores, Jessops, BetFred and Nationwide Building Society.

### DESCRIPTION

Shop arranged on the ground floor and basement together with Self-Contained former Office/ residential accommodation on the first second and third floors.

### ACCOMMODATION

Ground Floor: (Sales/Ancillary) 625 Sq. Ft., Basement: (Ancillary) 730 Sq. Ft, First, Second and Third floor sold off on long lease.

Total Commercial Area: 1,355 Sq. Ft.

### TENANCY

#### For Ground Floor and Basement Only:

Let to Holland and Barrett Ltd. for 15 years from 14 December 2000 on a fully repairing and insuring lease

#### For first, Second and third Floors:

999 years from 2 November 2006 at a Peppercorn Rent.

RENT: £17,500 per annum.

TENURE: Freehold

VAT IS: Applicable

PRICE: Offers in excess of £235,000 – 7.3% Net.

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