

lot 28

**Driving Test Centre, Reservoir Road
Hull, East Yorkshire HU6 7PY**

Rent
£111,977
per annum
exclusive

Freehold Driving Test Centre Investment

- Entirely let to the Secretary of State for Communities and Local Government on a 40 year lease until 2047 (subject to option)
- Five Yearly RPI Linked Reviews
- Established retail warehouse/trade location
- Nearby occupiers include The Range, Screenkraft, B&Q, Halfords, Currys and PC World
- Approximate site area of 0.96 hectares (2.38 acres)
- On-site car parking for approximately 32 cars



Location

Miles: 39 miles south-east of York
60 miles east of Leeds
65 miles north-east of Sheffield
Roads: A165, A63, A15, M180, M62
Rail: Kingston-Upon-Hull Railway Station, Cottingham Railway Station
Air: Humberside (30 min), Leeds (1 hr 30 min)

Situation

The property is situated within an established retail warehouse/trade and industrial area just off Clough Road, 2 miles north of Hull City Centre and easily accessible from the A165. Nearby occupiers along Clough Road include Halfords, PC World and Currys.

Description

The property comprises a single-storey office unit and large hard standing driving practice area used as a driving test centre for motorbike, taxi and car driving assessments. The property benefits from an approximate site area 0.96 hectares (2.38 acres) including parking for approximately 32 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Driving Test Centre	149.85 sq m (1,613 sq ft)	SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT	40 years from 05/07/2007 until 04/07/2047 on a full repairing and insuring lease (1) (2)	£11,977	05/07/2007 and 5 yearly
Totals		149.85 sq m (1,613 sq ft)			£11,977	

- (1) The lease provides five yearly upward only rent reviews to the higher of uncapped annually compounded RPI or OMRV.
(2) The lease provides a tenant's option to break on the fifteenth and twenty-fifth anniversary of the term. The tenant is not currently occupying the premises but intend to reoccupy. Please refer to the legal pack.

For further details please contact:

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