

**Lot 58, 78 Hull Road, Hessle, Hull,  
East Riding of Yorkshire HU13 9LU**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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## Property Information

### Freehold Restaurant and Residential Investment

- Comprising retail unit with residential accommodation on upper floors
- Retail Unit t/a The Fish Net
- Entirely Let until September 2026
- Prominent location on Hull Road

#### Lot

58

#### Auction

21st September 2023

#### Rent

£15,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

On Behalf of Joint LPA Receivers

### Location

**Miles** 3 miles east of Hull City Centre,  
**Roads** A63, A164  
**Rail** Hull Railway Station, Ferriby Railway Station  
**Air** Doncaster/Sheffield Robin Hood Airport

### Situation

The property is located in the Hull suburb of Hessle, some 3 miles east of Hull City Centre. The property is situated on the south side of the busy Hull Road in a predominantly residential area with a mix of local retailers and restaurants.

### Tenure

Freehold.

### Description

The property comprises a restaurant on part ground floor with separately accessed residential accommodation on the remainder of the ground and the first and second floors.

### VAT

VAT is not applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	74.17	(798)	INDIVIDUAL t/a The Fish Net	20 years from 14/09/2006 until 13/09/2026	£15,000
Ground	Residential	-	-			
First	Residential	-	-			
Second	Residential	-	-			
<b>Total Approximate Commercial Floor Area</b>		<b>74.17</b>	<b>(798) (1)</b>			<b>£15,000</b>

(1) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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Freehold Restaurant and Residential Investment

[www.acutus.co.uk](http://www.acutus.co.uk)



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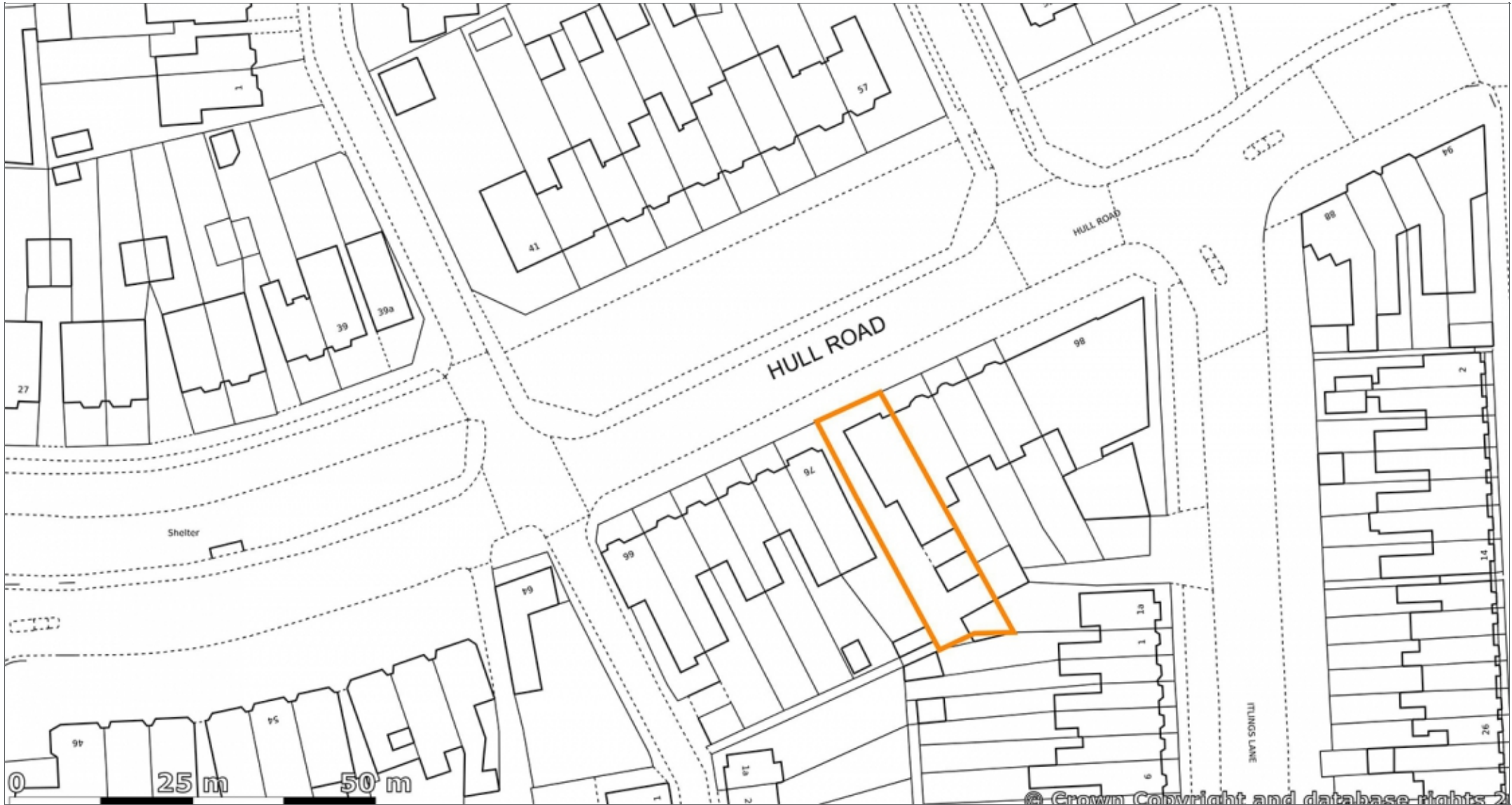
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## Contacts

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