

# Lot 39, 336 Holderness Road, Hull, East Riding of Yorkshire HU9 3DQ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 39, 336 Holderness Road, Hull, East Riding of Yorkshire HU9 3DQ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail and Residential Investment

- Shop let to William Hill with 3 separately-accessed flats above all let on AST's
- Shop lease expires September 2027 (No breaks)
- Shop refurbished in 2022
- Two x 2-bed flats and one 1 x bed flat above each with separate gas, electricity and water supplies
- VAT-free investment
- Established local retail parade in vibrant shopping area
- Nearby occupiers include Asda Superstore, Iceland Supermarket, B&M, McDonald's, Home Bargains and Cooplands

#### Lot

39

#### Auction

9th May 2024

#### Rent

£27,400 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

2 miles east of Hull City Centre, 37 miles south-east of York, 56 miles east of Leeds

#### Roads

A63, A165, A1033

#### Rail

Hull Railway Station

#### Air

Leeds/Bradford Airport

### Situation

The property is prominently located on the south side of Holderness Road (A165), in an established retail parade, 2 miles east of Hull City Centre in a vibrant shopping area with a mix of national and independent retailers. Nearby occupiers include Asda Superstore, Iceland Supermarket, B&M, McDonald's, Home Bargains and Cooplands.

### Tenure

Freehold.

### EPC

The EPC's will be available to view online in the solicitor's legal pack.

### Description

The property comprises a shop arranged on the ground floor, with three separately-accessed flats (2x2 bed and 1x1 bed) let on AST's, arranged on the first floor. Each flat have the benefit of their own gas, electricity and water supplies.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 39, 336 Holderness Road, Hull, East Riding of Yorkshire HU9 3DQ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground	Betting Office	72.83	(784)	WILLIAM HILL ORGANIZATION LIMITED (1)	20 years from 28/09/2007	£14,500
First (Flat 1)	Residential - 2 bed flat	46.82	(504)	AN INDIVIDUAL	AST 6 months from 01/02/2024 at £375 pcm	£4,500
First (Flat 2)	Residential - 2 bed flat	44.68	(481)	AN INDIVIDUAL	AST 6 months from 30/10/2018 (Holding over) at £375 pcm	£4,500
First (Flat 3)	Residential - 1 bed flat	40.13	(432)	AN INDIVIDUAL	AST 6 months from 12/05/2022 (Holding over) at £325 pcm	£3,900
<b>Total</b>		<b>204.46</b>	<b>(2,201)</b>			<b>£27,400</b>

(1) For the year ending 27/12/2022, William Hill Organization Limited reported a turnover of £510,000,000, a pre-tax profit of £5,100,000 and a net worth of minus £5,500,000 (www.northrow.com)

**Lot 39, 336 Holderness Road, Hull,  
East Riding of Yorkshire HU9 3DQ**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 39, 336 Holderness Road, Hull, East Riding of Yorkshire HU9 3DQ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 39, 336 Holderness Road, Hull,  
East Riding of Yorkshire HU9 3DQ**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 39, 336 Holderness Road, Hull,  
East Riding of Yorkshire HU9 3DQ**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 39, 336 Holderness Road, Hull, East Riding of Yorkshire HU9 3DQ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





# Lot 39, 336 Holderness Road, Hull, East Riding of Yorkshire HU9 3DQ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

#### Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

#### Gosschalks LLP

Queens Gardens, Dock Street

Hull

HU1 3DZ

#### Craig Beetham

01482 324 252

[cb@gosschalks.co.uk](mailto:cb@gosschalks.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024