

Land & Buildings, English Street Kingston-upon-Hull HU3 2BT

lot 40

Freehold Industrial Investment

- Let to Peter Hird & Sons Limited for 99 years until February 2073
- Well located on established industrial estate close to city centre
- Substantial industrial site of approximately 0.75 hectares (1.85 acres)
- Adjoining Smith & Nephew, one of Hull's largest employers

Rent
£46,500
per annum
exclusive



Location

Miles: York 32 miles
Leeds 48 miles
Beverley 8 miles

Roads: A63, M62

Rail: Hull Rail Station direct to London Kings Cross

Air: Humberside International Airport

Situation

Kingston-upon-Hull is a major commercial centre and port and the main regional city of East Yorkshire. The town is linked to the national motorway network by the M62 and benefits from the Humber Bridge which links with the M180.

The property is well located in an established industrial area to the west of the city centre, south of A63 (Hessle Road) and with rapid access to the region's motorway network.

The property is situated adjacent to Smith & Nephew, one of the city's largest employers. Other major occupiers close by include Michael Barugh (Steel Stockholders), Dombey's (Electrical and Plumbing Wholesaler), Broady Valves and Arco.

Description

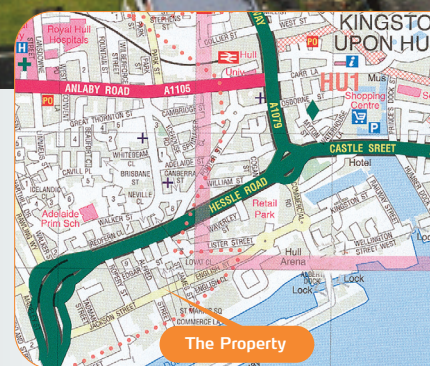
The property comprises an industrial site of approximately 0.75 hectares (1.85 acres) currently used as a storage yard upon which has been constructed various industrial buildings amounting to approximately 1,905 sq m (20,509 sq ft).

Tenure

Freehold.

VAT

VAT is applicable to this lot.



Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
1	Industrial	772.29 sq m	PETER HIRD & SONS LIMITED (1)	99 years from 08/02/1974 until 07/02/2073 on a full repairing and insuring lease	£46,500	08/02/2014 and 5 yearly
2		260.01 sq m (2,799 sq ft)				
3		62.7 sq m (675 sq ft)				
4		219.08 sq m (2,358 sq ft)				
5		481.35 sq m (5,181 sq ft)				
6		85.79 sq m (923 sq ft)				
Ancillary Block	Ancillary	24.13 sq m (260 sq ft)				
Totals		1,905.35 sq m (20,509 sq ft)			£46,500	

(1) For the year ending 31st March 2010, Peter Hird & Sons Limited reported a net worth of £1,467,000 (Source www.riskdisk.com 29/03/11) Established over 28 years ago, Peter Hird & Sons Limited are one of the leading specialists within the access platform and lifting industry. (Source and further information www.peter-hird.co.uk)

For further details please contact:

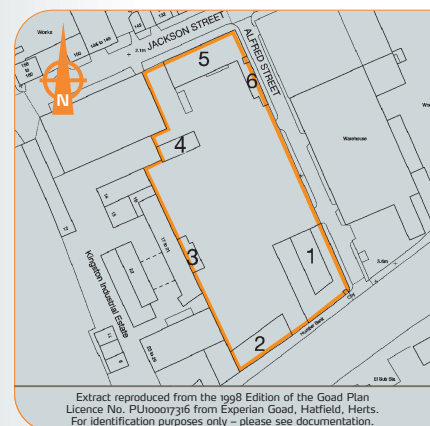
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