

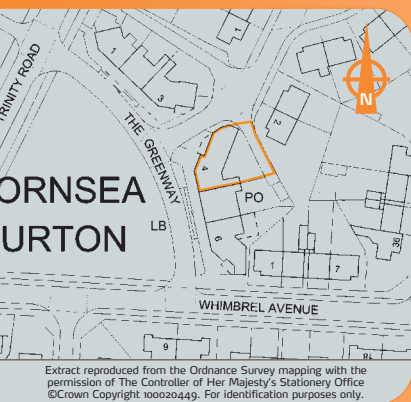
lot 24

# McColl's Convenience Store, 4 The Greenway Hornsea, Near Beverley, Humberside HU18 1SL

Rent  
**£20,000**  
per annum  
exclusive

Freehold Retail and Residential  
Investment

- Let on a recent 20 year lease to Martin McColl Limited
- 2% per annum compounded fixed rental increases
- Adjacent to The Post Office
- Six Week Completion Available



**Location**

Miles: 13 miles east of Beverley  
17 miles north of Kingston Upon Hull  
44 miles east of York  
Roads: B1242, A165  
Rail: Beverley Railway Station  
Air: Leeds Bradford International Airport

**Situation**

Hornsea is a popular seaside town approximately 13 miles east of Beverley. The town is well known for having the first 'Factory Outlet' shopping scheme, which draws considerable footfall from an extensive area of Northern England. The property is located in an established neighbourhood parade, adjacent to a Post Office.

**Description**

The property comprises retail accommodation on the ground floor and residential accommodation comprises a 2 bedroom flat to the rear of the ground floor and on the first floor.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	71.90 sq m (774 sq ft)	<b>MARTIN MCCOLL LIMITED (1)</b>	20 years from 18/10/2012 until 2032 on a full repairing and insuring lease (2)	£20,000	18/10/2017 and 5 yearly (fixed rental increases at 2% per annum compounded)
Ground	Ancillary	33.26 sq m (358 sq ft)				
Ground and First (Rear)	Residential	Not measured				
<b>Total Commercial Area</b>		<b>105.16 sq m (1,132 sq ft)</b>			<b>£20,000</b>	

- (1) For the year ending 27th November 2011, Martin McColl Limited reported a turnover of £380,485,000, a pre-tax profit of £18,068,000 and a total net worth of £100,676,000. (Source www.riskdisk.com 15/01/2013)  
 (2) The lease provides for 5 yearly rent reviews with fixed Rental Increases at 2% per annum compounded.

**For further details please contact:**

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