For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)





Freehold Post Office and Commercial Investment

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Property Information

| Freehold Post Office and Commercial Investment | | Location | | Description | | |
|---|--|-----------------------------|---|---|--|--|
| Let to two tenants trading as Cottingham Post Office and UK Event Medical Services Limited (t/a UKEMS) Renewed 10 year Post Office lease from March 2022 (subject to option) | | Miles Roads | 4 miles north of Kingston upon Hull, 5 miles south of Beverley, 33 miles east of York A164, A1079, A63 | The property comprises a Post Office arranged on the ground floor only and a former Royal Mail Sorting Office arranged on the ground floor. Pedestrian access is available from Finkle Street together with rear access and car parking for about 14 cars. | | |
| New 6 year lease to UKEMS from December 2021 (subject to option) | | Rail | Cottingham Railway Station | | | |
| Includes parking for about 14 cars Change of Use Potential to Residential (subject to leases & consents) | | Air | Leeds/Bradford Airport | VAT | | |
| Town Centre location with nearby retailers including Boots the Chemist, Costa and Holland & Barrett | | Situation | | VAT is applicable to this lot. | | |
| Lot | Auction | west of Kin | is reputedly England's largest village approximately 4 miles north- gston upon Hull. | Completion Period | | |
| 30 | 12/Jul/2022 | directly opp surrounding | ty is situated on Finkle Street, a prominent position in the town centre posite the village green which provides convenient car parking. The graea is primarily residential with other nearby retailers including Boots | 6 week completion - please see Special Conditions of Sale | | |
| Rent | Status | the Chemis | t, Costa and Holland & Barrett. | | | |
| £40,500 per Annum Exclusive | Available | | | | | |
| <mark>Sector</mark> High Street Retail | Auction Venue Live Streamed Auction | Tenure Freehold. | | | | |
| On the Instructions of | | EPC | | | | |
| | | See legal p | ack. | | | |



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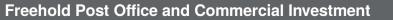
Tenancy & Accommodation

| Floor | Use | Floor Areas (GIA) Approx sq m | Floor Areas (GIA) Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review |
|--------|-----------------------|----------------------------------|-----------------------------------|--|---|-------------|-------------------|
| Ground | Post Office | 102.57 | (1,104) | G.MITCHELL (t/a Cottingham Post Office) | Approx. 10 years from 21/03/2022 expiring on 31/03/2032 (1) | £16,500 | 01/04/2027 to RPI |
| Ground | Former Sorting Office | 207.92 | (2,238) | UK EVENT MEDICAL SERVICES LIMITED (2) (t/a UKEMS) | 6 years from 23/12/2021 (3) | £24,000 | 23/12/2024 |
| Total | | 310.49 | (3,342) | | | £40,500 | |

(1) The lease is subject to a mutual option to determine on 21/03/2027

(2) UK Event Medical Services is recognised as one of the UK's leading provider of private ambulance services and healthcare logistics. The seller holds a rent deposit of £6,125. (www.ukeventmedical.uk)

(3) The lease is subject to a tenant option to determine on 22/12/2024 and is contracted outside the provisions of the Landlord & Tenant Act 1954. The tenant benefits from paying half rent for the first 12 months. The Seller will make an allowance from completion of the sale until the expiry of the concessionary rental period - please see Special Conditions of sale.





Lot 30, 3 Finkle Street, Cottingham,

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Contacts

Acuitus

Seller's Solicitors

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Edward Martin +44 (0)20 7034 4854 +44 (0)7478 673 535 edward.martin@acuitus.co.uk Shoosmiths LLP 1 Bow Churchyard London EC4M 9DQ

Liam Phillips 0207 205 7036 liam.phillips@shoosmiths.co.uk

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