

Hull - 346 Hessle Road, North Humberside HU3 3SB

Freehold Retail and Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



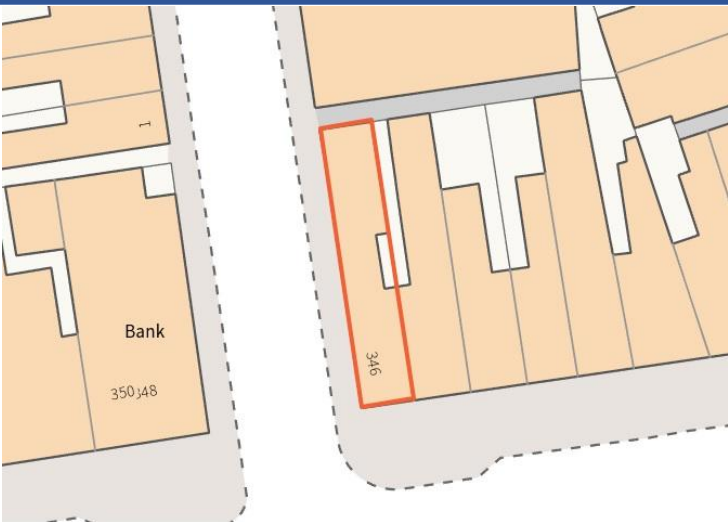
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Investment Consideration:

- Purchase Price: £70,000
- Gross Initial Yield: 10.44%
- Rental Income: £7,305 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop and residential flat above (sold-off)
- Retail shop let until 2030. No breaks. Rent review on 25.04.28 linked to RPI
- Nearby occupiers include Lloyds Bank, William Hill, Greggs, Iceland and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 346 (Ground Floor)	Ground Floor: 78.00 sq m (840 sq ft) Open plan retail, storage, kitchenette, wc	Individual	5 Years from 25 April 2025	£7,280	Note 1: FRI Note 2: Rent review on 25.04.28 linked to RPI Note 3: No breaks Note 4: Deposit held of £1,690 Note 5: Tenant pays reduced rent of £6,760 p.a. for Year 1. Vendor will top-up rent until 24.04.26 so the buyer receives the equivalent to £7,280 p.a. from completion.
No.346A (First/Second Floor)	Residential Flat: Sold off	Individual	199 Years from 1 August 2007	£25	Note 1: FRI

Total				£7,305	
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Property Description:

Comprises ground floor corner retail shop with front area and residential flat above (sold-off), providing the following accommodation and dimensions:

Ground Floor: 78.00 sq m (840 sq ft)

Open plan retail, storage, kitchenette, wc

First/Second Floor Flat: Sold-off

Tenancy:

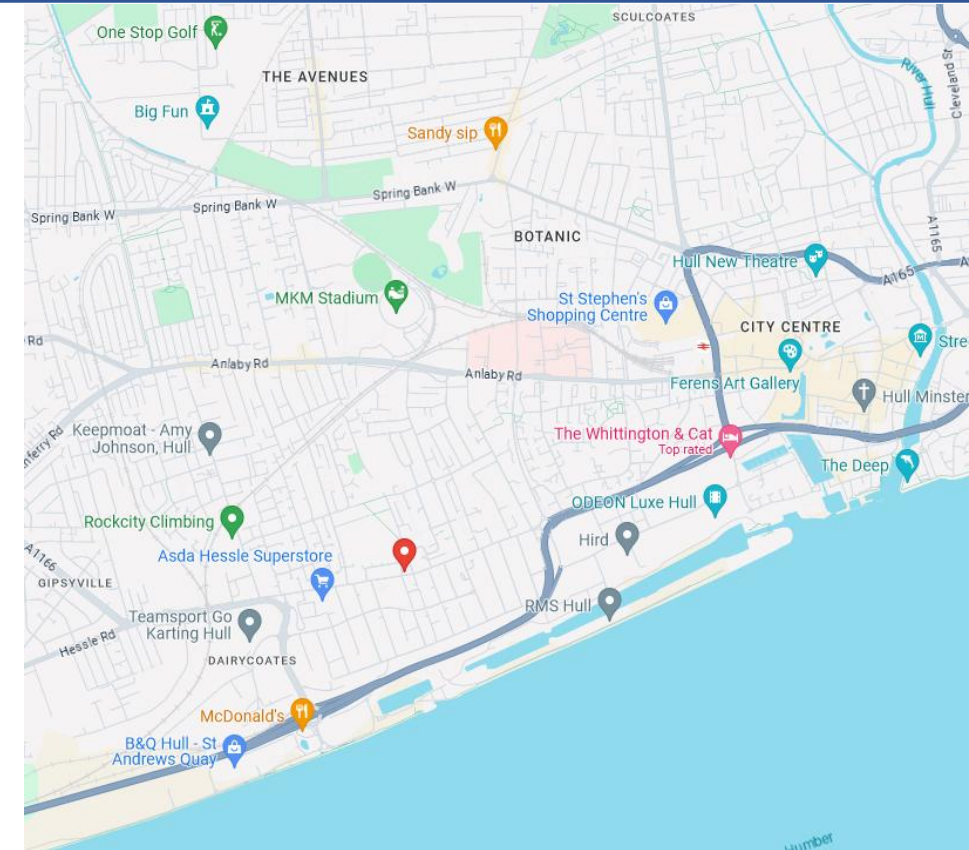
The shop is at present let to an Individual for a term of 5 years from 25th April 2025 at a current rent of £7,280* p.a. and the lease contains full repairing and insuring covenants. Rent review on 25.04.28 linked to RPI. No breaks. Deposit held of £1,690.

*Tenant pays reduced rent of £6,760 p.a. for Year 1. Vendor will top-up rent until 24.04.26 so the buyer receives the equivalent to £7,280 p.a. from completion.

The first and second floor residential flat is sold off on long lease for term of 125 years at a current ground rent of £25 p.a..

Location:

Hull has a population of 243,589 and lies on the northern bank of the Humber Estuary about 55 miles east of Leeds. Hull is linked to the national motorway network via the M62 Trans-Pennine motorway and also by the M180 motorway via the Humber Bridge. The property has a frontage to Hessle Road.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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