

**106-110 Anlaby Road,  
Hull,  
HU3 2JJ**

**Investment For Sale**  
**Offers invited in excess of**  
**£395,000 Subject to Contract**



**529 sq.m (5,698 sq.ft)**

**Roadside Trade Counter Investment let to National Tyre Service Limited (part of Halfords Group plc)**

- 8.75 years unexpired – no break clauses
- Passing Rent £35,540 per annum
- NIY 8.65% assuming purchaser's costs of 4.14%
- Reversionary Yield of 9.54% in April 2028 (assuming 2% pa compounded RPI)
- RPI Rent review April 2028 Cap (3% pa) and Collar (1% pa) annually compounded
- No schedule of condition
- Prominent location on Anlaby Road close to Hull Royal Infirmary

## Location

The property is located at the junction of Anlaby Road and Park Street, west of the city centre and close to the Hull Royal Infirmary. The property is within 500 yards of Ferensway which gives access to the Hesse Road A63 and onwards to Junction 18 of the M62 Motorway 16 miles to the East. Hull is a major port on the River Humber lying 24 miles northwest of Grimsby and 36 miles South East of York with a population of over 261,000.

## Description

Brick built end-terrace 1940's workshop with a first floor to part. Combination of flat roof and pitched corrugated steel roof to the rear. The unit benefits from 3 bay doors to the front, a single bay door accessed from Park Street and forecourt parking.

## Ground & First Floor

373 sq.m (4,014 sq.ft) - Ground Floor

156 sq m (1,684 sq ft) – First Floor

Site Area 0.07 Ha (0.19 acres)

## The Tenancy

Let on an FRI lease to National Tyre Service Limited (NTS) with no Schedule of Condition to expire 9 April 2033 with an RPI Rent Review on 9 April 2028 (collar of 1% per annum and a cap of 3% per annum annually compounded). NTS are part of the Halfords Group whose Autocentres business operates out of 549 garages and 273 vans throughout the UK.

## Energy Performance

Energy Performance Asset Rating D. EPC available on request.

## Tenure

Freehold.

## Purchase Price

Offers invited in excess of £395,000 subject to contract and exclusive of VAT.

## Yield Commentary

A purchase at £395,000 reflects a Net Initial Yield of 8.65% assuming purchaser's costs of 4.14% and a Reversionary Yield of 9.54% in 2028 (assuming 2% pa compounded RPI uplift).

## Viewings/Further Information

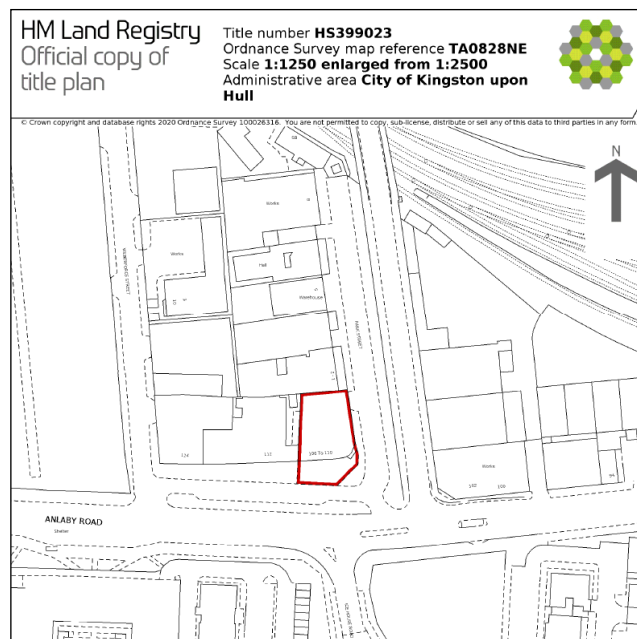
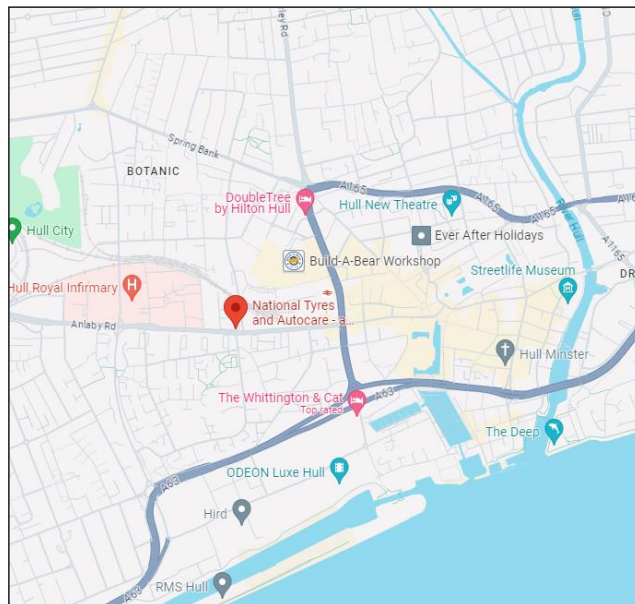
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## Location Map



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