

Hull - 317 Holderness Road, North Humberside HU8 8SH  
Freehold Restaurant and Residential Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



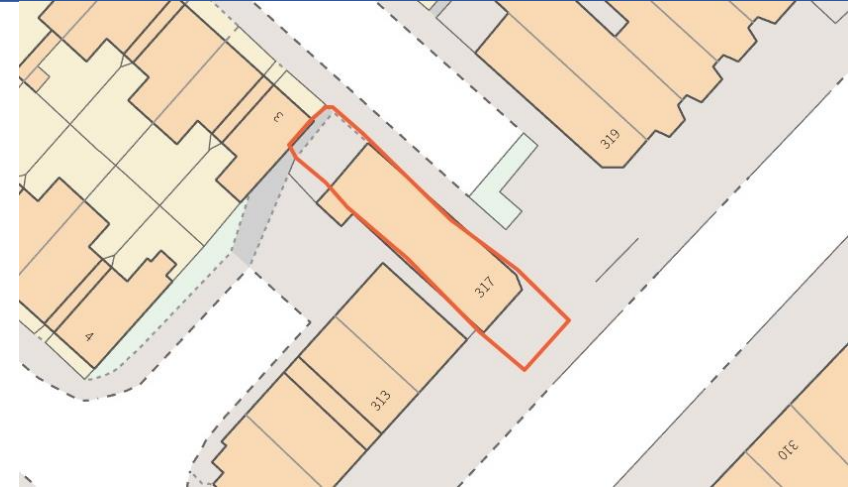
# Hull - 317 Holderness Road, North Humberside HU8 8SH

## Freehold Restaurant and Residential Investment



### Investment Consideration:

- Purchase Price: £225,000
- Gross Initial Yield: 9.61%
- Rental Income: £21,624 p.a.
- VAT is applicable to this property
- Comprises ground floor restaurant and two self-contained flats at first and second floor
- Flat No. 317B was completely refurbished in 2019
- Occupiers nearby include Boots Pharmacy, Heron Foods, Lloyds Bank, Vision Plus, British Heart Foundation, Betfred, Savers, amongst other local traders



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 317 (Ground Floor)</b>	Restaurant: 79 sq m (847 sq ft) Sales, Kitchen, Storage, WC	Individual	6 years and 11 months from 21 November 2023	£12,000	Note 1: FRI Note 2: Rent review on 21.11.2026 (open market) Note 3: Tenant option to determine on 21.11.2026 Note 4: Reduced rent for the first year at £10,500 p.a. Vendor will top-up rent so the buyer receives the equivalent of £12,000 p.a. from completion. Note 5: Deposit held of £2,000
<b>No. 317A (First Floor)</b>	Residential Flat: 35 sq m (377 sq ft) 1 Bedroom, Reception, Kitchen and Bathroom/WC	Individual	6 months from 6 August 2020	£4,680	Note 1: AST Note 2: Holding over
<b>No. 317B (Second Floor)</b>	Residential Flat: 75 sq m (807 sq ft) 2 Bedrooms, Reception, Kitchen and Bathroom/WC	Individual	12 months from 6 March 2020	£4,944	Note 1: AST Note 2: Holding over
<b>Total</b>				<b>£21,624</b>	

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### Property Description:

Detached three-storey building comprising ground floor restaurant and two self-contained flats on the first and second floor, providing the following accommodation and dimensions:

**Ground Floor: 79 sq m (847 sq ft)**

Takeaway – Sales, Kitchen, Storage, WC

**First Floor: 35 sq m (377 sq ft)**

Flat 317A - 1 Bedroom, Reception, Kitchen and Bathroom/WC

**Second Floor: 75 sq m (807 sq ft)**

Flat 317B - 2 Bedrooms, Reception, Kitchen and Bathroom/WC



### Tenancy:

The restaurant is at present let to an Individual for a term of 6 years and 11 months from 21<sup>st</sup> November 2023 at a current rent of £12,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 21.11.2026 (open market). Tenant option to determine on 21.11.2026 with minimum 3 months notice. Deposit held of £2,000. Reduced rent for the first year at £10,500 p.a. Vendor will top-up rent so the buyer receives the equivalent of £12,000 p.a. from completion.

First floor flat (317A) is at present let on an AST to an individual for a term of 6 months from 6<sup>th</sup> August 2020 (holding over) at a current rent of £4,680 p.a.

Second floor flat (317B) is at present let on an AST to an individual for a term of 12 months from 6<sup>th</sup> March 2020 (holding over) at a current rent of £4,944 p.a.

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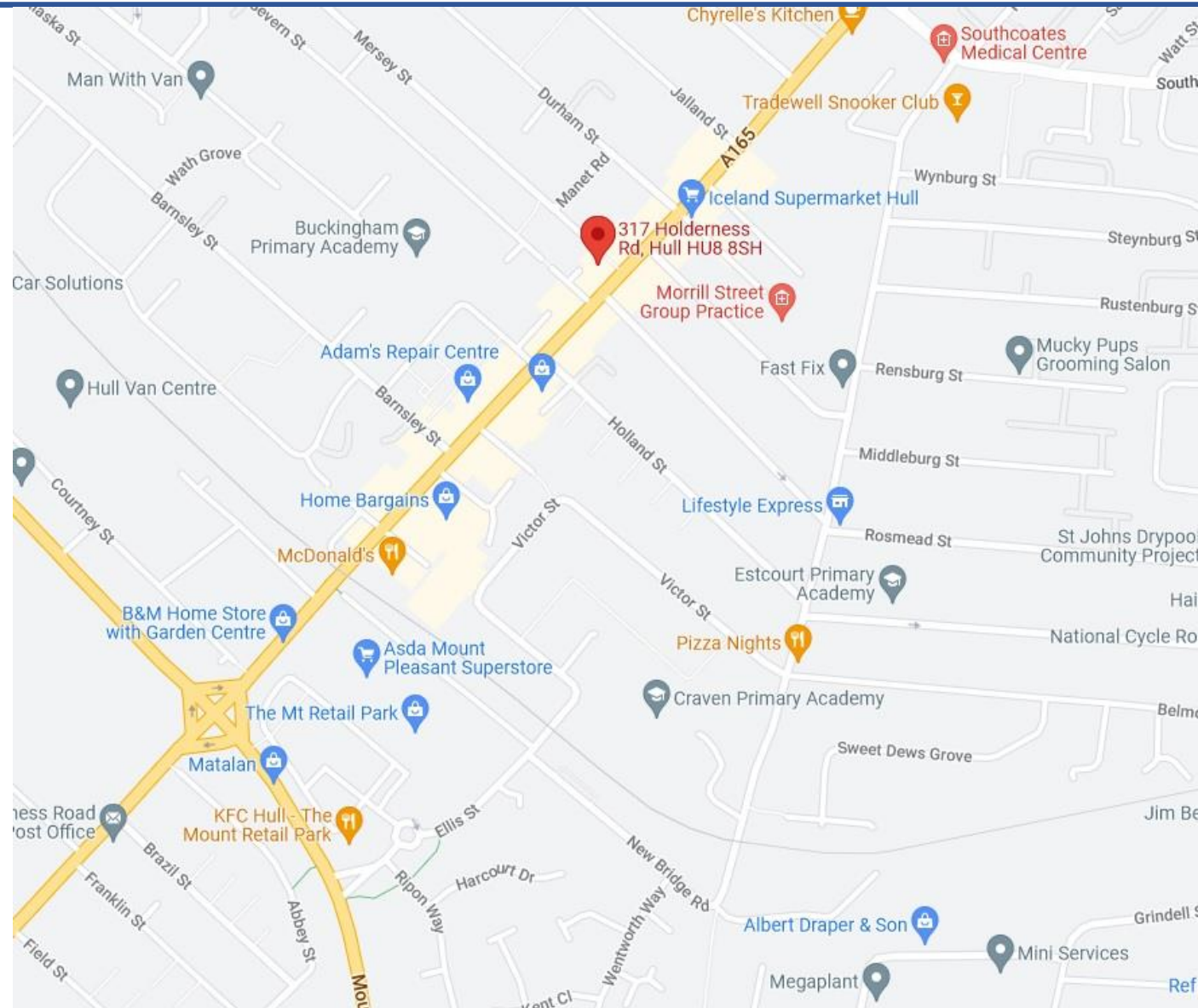
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### Location:

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. Holderness Road (A165) and can be accessed via the A63 and the property lies on the north side, close to the junction of Mersey Street in a mixed commercial and residential area.



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### Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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