

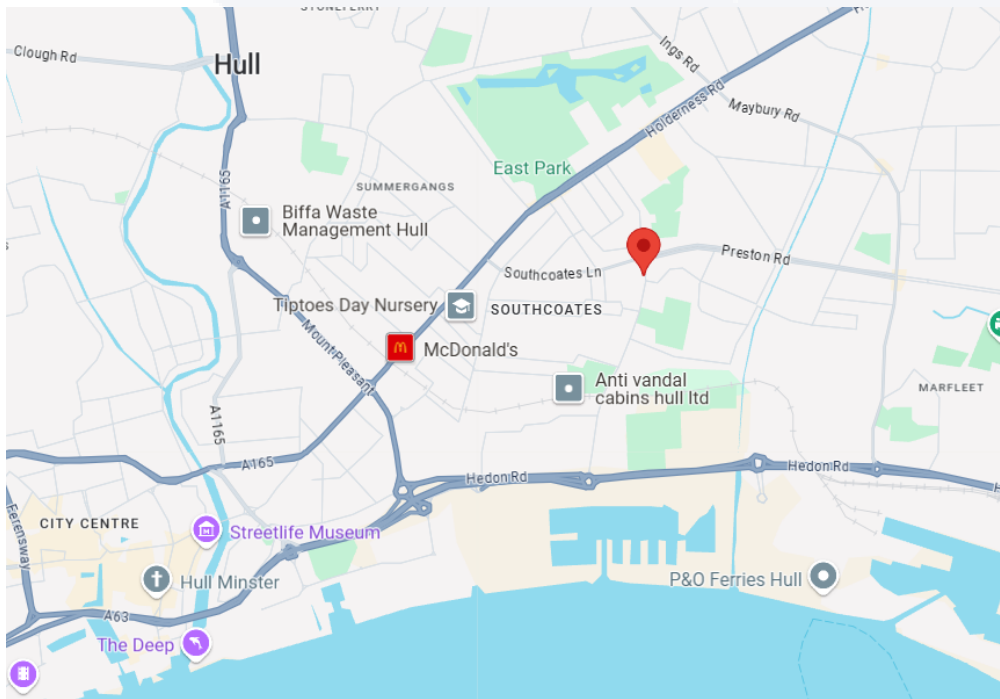


328 & 328A SOUTHCOATES LANE  
HULL

HU9 3TN

COMMERCIAL AND ONE RESIDENTIAL SELF CONTAINED APARTMENT

£89,500



## SUMMARY

TENURE: FREEHOLD

TYPE : 1 COMMERCIAL AND 1 SELF CONTAINED APARTMENT

PRICE : £89,500

CURRENT RENTAL INCOME OF £7560 PA

ESTIMATED RENTAL INCOME OF £13,500 PA

A GROSS YIELD ON ACQUISITION OF 8.44%

A GROSS YIELD ON ERV OF 15.08%

## INFRASTRUCTURE

C 0.03 FROM SOUTHCOATES PRIMARY

C 0.81 MILES FROM MALET HUMBER

C 3.9 MILES FROM HULL ROYAL INFIRMARY

C 3.7 MILES FROM HULL TRAIN STATION

## INVESTMENT PERFORMANCE

19.58%

NET RETURN ON CASH

15.08%

YIELD ON ERV

£27k

CASH INVESTMENT FROM

## 5 YEAR GRAND TOTAL RETURN FORECAST\*

5 YEAR NET RENT AFTER FINANCE COSTS AND 5 YEAR PREDICTED CAPITAL APPRECIATION FORECAST

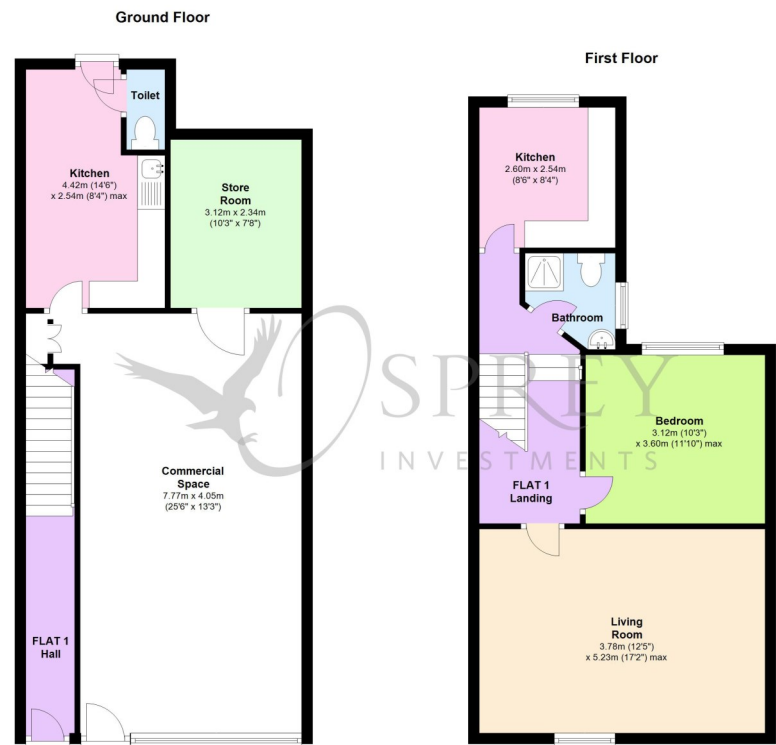
211% = £44,991

5 YEAR RETURN ON CASH INVESTED











UNIT	DESCRIPTION	PASSING RENT PA	EPC RATING	ERV PA
328	COMMERCIAL UNIT	£3960	E ~111	£13,,500 COMBINED
328A	RESIDENTIAL 1 BEDROOM APARTMENT	£3600	E ~ 51	
TOTALS ~ 2 UNITS	1 X COMMERCIAL & 1 X RESI	£7560		



# £60k - £100k

LOW ABSOLUTE PRICES ON FREEHOLD PROPERTIES

# WHY HULL?

## UK Leader

IN OFFSHORE WIND—LOW CARBON TECH / RENEWABLE ENERGY

# £1.3 Billion

INVESMENT FROM TECH & CORPORATES

HULL’S SUCCESS STORY HAS BEEN CEMENTED BY IT’S WINNING OF THE TITLE, “UK CITY OF CULTURE” IN 2017. HULL’S INVESTMENT AND REGENERATION STRATEGY IS UNDERPINNED BY THE THOUSANDS OF NEW JOBS THAT HAVE BEEN CREATED BY THE ONGOING COMMITMENT BY WORLD-CLASS ENERGY, HEALTH AND PHARMACEUTICAL COMPANIES SUCH AS SIEMENS, SMITH & NEPHEW & RECKITT BENCKISER AMONGST OTHERS TO THE CITY.

SIEMENS DEVELOPED ITS OFFSHORE WIND TURBINE PLANT IN HULL WHICH EMPLOYS C 700 STAFF, WHILE SMITH AND NEPHEW NOW EMPLOY C1000 STAFF PRODUCING ADVANCED WOUND MANAGEMENT PRODUCTS. HULL’S EMPLOYMENT RATE HAS INCREASED FASTER THAN THE NATIONAL AVERAGE AND IS NOW THE FASTEST GROWING ECONOMY IN YORKSHIRE. REGNERATION & DEVELOPMENT HAS BEEN A KEY CONTRIBUTOR TO HULL’S SUCCESS, ALONG WITH PREVIOUSLY DESOLATE OFFICE SPACES BEING TRANSFORMED INTO MODERN RESIDENTIAL DEVELOPMENTS. THE CITY IS NOW REGARDED AS A GLOBAL PIONEER IN THE USE OF RENEWABLE ENERGY. THE CITY IS ALSO ONE OF THE MOST ENABLED DIGITAL CITIES IN THE WORLD WTH FULL FIBRE TO THE ENTIRE CITY AND SPEEDS OF ONE GIGABIT PER SECOND, SUPPORTED BY 40,000 MBPS OF CONNECTIVITY THROUGH A CXNDC DATA CENTRE. HULL’S GVA IS WORTH OVER £6BN (2019) AND IS GROWING WITH MANUFACTURING ACCOUNTING FOR C25 % OF THE CITY’S PRODUCTIVITY. HULL HOSTS ALMOST 8600 BUSINESS, ALONG WITH SOME GLOBAL RECOGNIZED BRANDS SUCH AS ABP, ARCO, SONOCO-TRIDENT, CRANSWICK PLC, IDEAL HEATING, AUNT BESSIE’S, BP AND CRODA.

## OVERVIEW

EAST RIDING OF YORKSHIRE POPULATION C 342,200

TRAIN TO LONDON KING’S CROSS IN 2.5 HOURS

TRAIN TO YORK IN 56 MINUTES

MINUTES FROM THE M62- THE WEST-EAST TRANS-PENNINE MOTORWAY CONNNECTING TO LIVERPOOL, MACHESTER, BRADFORD , LEEDS & WAKEFILED

CAPITAL GROWTH PREDICTION FROM 2024 -2027 OF 20.5% (SAVILLS)

COMPOUNDED RENTAL GROWTH PREDICTION FROM 2023 - 2027 OF 18.3% (SAVILLS)

### INVESTMENT NOTICE

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## CONTACT

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