

# Retail And Residential Investments For Sale – Offers based on £270,000



300 Hessele Road, Kingston Upon Hull and  
30 Marne Street, Chanterlands Avenue, Kingston Upon Hull



- Two very well located freehold properties
- 300 Hessele Road let to multiple baker with independent residential flat above
- 30 Marne Street, vacant modernised terraced house. Located in very popular location
- Marne Street currently vacant
- Combined estimated rental value £21,600 per annum
- No VAT

Contact: Tom Penrose  
Email: [tom.penrose@pph-commercial.co.uk](mailto:tom.penrose@pph-commercial.co.uk)  
Direct Dial: 01482 626901  
Contact: Kath Barrett  
Email: [kath.barrett@pph-commercial.co.uk](mailto:kath.barrett@pph-commercial.co.uk)  
Direct Dial: 01482 626908

The Hesselewood Estate,  
Ferriby Road, Hessele,  
Hull HU13 0LG

Tel: 01482 648888  
Fax: 01482 643889

# 300 Hessle Road, Hull And 30 Marne Street Hull



## 300 HESSLE ROAD

### Location

Hessle Road is one of West Hull's most popular retailing areas and is well represented by a large range of multiple traders. 300 Hessle Road lies 1 mile from the city centre and is situated in one of the most sought after parades. Neighbouring traders include Sainsburys, William Hill and Heron Foods.

### Description

The property comprises of a ground floor retail unit with return frontage with ancillary staff accommodation. The independent access is a first floor flat comprising of lounge, inner hall, shower room, store cupboard, kitchen and one bedroom. The second floor comprises of three unused stores with potential to extend the existing flat.

### Accommodation

The accommodation comprises the following:

<b>Ground Floor Sales</b>	64.5 sq m	694 sq ft
<b>Ground Floor Store</b>	12.2 sq m	131 sq ft
<b>First Floor</b>	lounge, kitchen, bedroom, bathroom	
<b>Second Floor</b>	3 stores	

### Leases/Tenancy Agreements

#### Ground Floor

The ground floor is let to Woodhead (Scarborough) Ltd on a 5 year term from 18 April 2010 at a rental of £13,200 per annum. The current lease is a renewal of a previous 20 year term. Woodheads (Scarborough) Ltd operate 30 branches throughout the North East with a head office and bakery in Scarborough, North Yorkshire.

#### First Floor

The first floor is subject to a residential AST at a rental of £3,000 per annum payable monthly which commenced 1 October 2009 for a fixed 6 month term.

## 30 MARNE STREET

### Location

Marne Street is located off Charterlands Avenue approximately 2 miles north west of Hull city centre in a very popular residential area.

### Description

The property comprises of a mid terrace two storey house which was previously let and has been subject to a programme of modernisation and improvement including replacement concrete tiled roof and UPVC double glazing.

The property comprises of sitting room, kitchen with a range of units, rear lobby, and bathroom. To the first floor are two bedrooms. The property has central heating.

### Tenure

Freehold with vacant possession. The estimated rental value is £425 per calendar month.

### VAT

Not applicable.

### Price

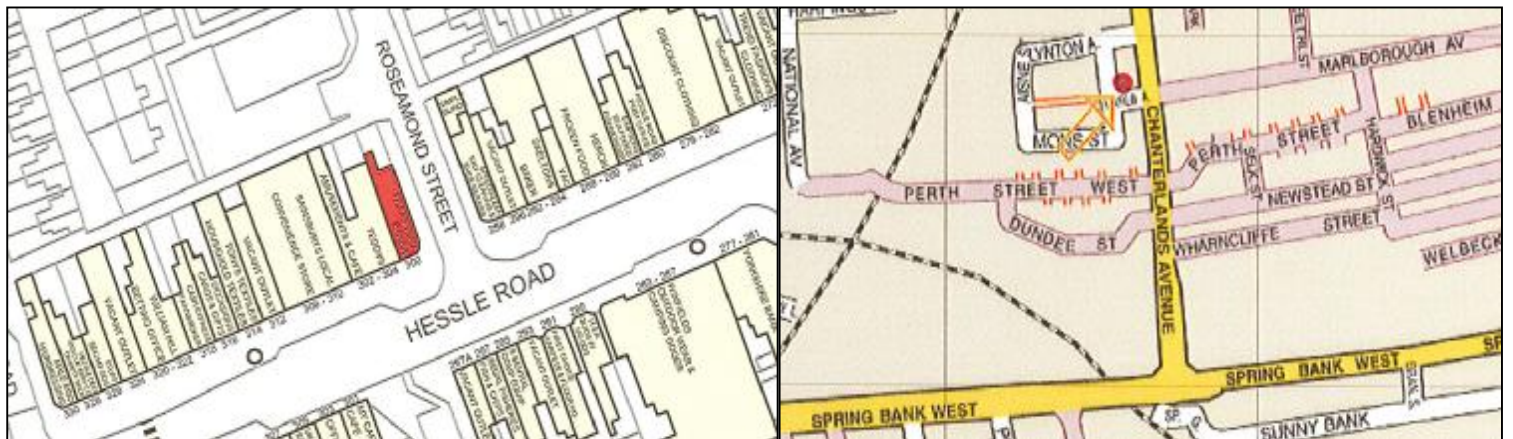
Price for the freehold interest of both properties **£270,000 Two Hundred and Seventy Thousand Pound which reflects a yield of 7.53% on the estimated rental income** after allowing for purchasers costs of 4.75%.

Further information and viewing arrangements can be made through the agents

Date : April 2010 File Ref : 7273

	Tenant	Lease Term	Rental (PA)
300 Hessle Road – GF	Woodheads	18/4/2010 – 17/4/2015	£13,200
300 Hessle Road – FF	AST	6 months from 1/10/2009	£3,000
30 Marne Street		Vacant	£5,100 (1)
<b>TOTAL RENTAL</b>			<b>£21,300</b>

(1) Estimated rental income



## For further information and viewing

The Hessewood Estate Ferriby Road, Hessle, Hull HU13 0LG

Tel: 01482 648888 [www.pph-commercial.co.uk](http://www.pph-commercial.co.uk)

Direct Dial Tom Penrose 01482 626901 or Kath Barrett 01482 626908



### NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial as agents for vendors/lessors of this property give notice that 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication 2. All descriptions, statements, dimensions, references to availability, conditions and permissions for use and occupation or other details are given in good faith. However they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness of availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax [VAT]. Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transactions. 4. All Plant machinery, equipment, services and fixture & fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and, nor anyone in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property 7. PPH Commercial does not hold itself out as providing any legal, financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8. The information contained in these particulars is of a general nature and may not be applicable to your specific circumstances. If you are in any doubt, please seek professional advice.