

Hull - 235 Southcoates Lane, North Humberside HU9 3AT  
Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Hull - 235 Southcoates Lane, North Humberside HU9 3AT

## Freehold Shop Investment



### Investment Consideration:

- Purchase Price: £100,000
- Gross Initial Yield: 7.50%
- Rental Income: £7,500 p.a.
- VAT is applicable to this property
- No break clause
- Comprises Ground Floor Funeral Directors
- Occupiers nearby include Lloyds Pharmacy and a number of local shops and takeaway restaurants



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 235 (Ground Floor)	Shop: 74.20 sq m (799 sq ft)	Heavenly Services Ltd	5 years from 1 November 2018	£7,500	Note 1: FRI Note 2: No Breaks Note 3: Reversion 31.10.2023
<b>Total:</b>				<b>£7,500</b>	

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### Property Description:

The property is arranged as a ground floor shop trading as a funeral directors.

The property provides the following accommodation and dimensions:

Ground Floor: 74.20 sq m (799 sq ft)

### Tenancy:

The shop is at present let to Heavenly Services Ltd for a term of 5 years from 1<sup>st</sup> November 2018 at a current rent of £7,500 per annum and the lease contains full repairing and insuring covenants.

### Location:

Hull, is a port city and unitary authority in the East Riding of Yorkshire, Northeastern England. It lies upon the River Hull at its confluence with the Humber Estuary, 25 miles (40 km) inland from the North Sea, 50 miles (80 km) east of Leeds, 34 miles (55 km) south-east of York and 54 miles (87 km) north-east of Sheffield. The main road into and out of Hull is the M62 motorway/A63 road, one of the main east–west routes in Northern England. It provides a link to the cities of Leeds, Manchester and Liverpool, as well as the rest of the country via the UK motorway network. Occupiers nearby include Lloyds Pharmacy and a number of local shops and takeaway restaurants.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner  
M: +44(0)79618 53166  
E: prash@bluealpine.com



# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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