Topham Larard

COMMERCIAL

Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents

FOR SALE

LICENSED INVESTMENT
WITH
FUTURE DEVELOPMENT POTENTIAL

48-50 Newland Avenue
+ 155 De Grey Street
Hull
HU5 3AE

Topham Larard Commercial
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Topham Larard Commercial is a trading name of Larards Commercial Ltd
Co Reg No 4687902 England

RICS
Regulated by RICS

Location

The premises are located with frontage both to Newland Avenue and De Grey Street and are situated approximately one and a half miles to the north west of Hull City Centre. Newland Avenue is a long established retailing area which includes some national occupiers such as Tesco, Sainsburys, Heron and Ladbrokes which are interspersed with many local occupiers together with hot food takeaways, bars and restaurants. Newland Avenue lies between Princes Avenue and Cottingham Road. On Cottingham Road the main campus of Hull University is located. The area over many years has been very popular with the student population.

Description

The property comprises a double fronted building with extensive windows to Newland Avenue and external seating to the front. The property internally is fitted out as a café bar with wc's, office and staff facilities at first floor. Located to the side is a parcel of land which provides a very large outside seating area and located to the rear are workshops mainly utilised for storage and beyond this a car parking area and access through to De Grey Street.

Accommodation

Total ground floor area	137.59 sq m	(1,481 sq ft)
Total first floor area	81.20 sq m	(874 sq ft)
Workshop	95.69 sq m	(1,030 sq ft)
Garage	15.60 sq m	(168 sq ft)
Total Land Area	996.00 sq m	(0.246 Acres)

Planning

The premises secured planning permission for their use as a café bar in 2008 reference 08/000304/REF. There are under utilised areas of the premises both to the rear and fronting De Grey Street which could ultimately be developed in the future.

Tenure

The premises are offered freehold subject to the existing lease details are provided below.

Tenancies

The premises are occupied by way of a twenty year lease from 23 December 2009. The tenant being Stable Bistro Ltd reg no 6284475 at a passing rent of £30,000 per annum with the rent being paid quarterly in advance on the usual quarter days. The rent is subject to review ever four years. The rent at 23 December 2024 has not been actioned but has been moved to 23 December 2026. The lease is subject to full repairing terms.

Energy Performance Certificate
An EPC is being commissioned.

Fixtures and Fittings
Only those fixtures and fittings specifically mentioned in these particulars are to be included in any letting.

VAT
The above amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

Price
The premises are offered subject to the existing tenancy with offers considered in the region of **£395,000.**

Viewings
Strictly by appointment with the sole Agent:
Topham Larard Commercial
The Old Hayloft
4A Lord Roberts Road
Beverley
HU17 9BE

Tel: 01482 650000

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Bar

Bar + Servery

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Seating Area

Rear Seating Area

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Additional Seating Area

External Seating

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External Seating

Rear Buildings

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