

LOT **16** 28 King Edward Street, Hull, East Riding of  
Yorkshire HU1 3SS

**GUIDE PRICE £275,000\***  
COMMERCIAL INVESTMENT

- **Substantial city centre Freehold Investment – producing £27500pa**
- **Comprises attractive five storey inner terrace**
- **Ground floor let to Subway on new 15 year FRI lease at £26,000pa**
- **First floor let at £1,500pa**
- **Vacant upper floors providing additional potential**

#### **Description**

An imposing inner terrace property located in the heart of Hull City centre close to the junction of King Edward Street and Jameson Street.

#### **Accommodation**

The accommodation extends over five levels including basement storage

#### **Lease Terms**

The ground floor and basement are let to Subway by way of a new full repairing & insuring lease for 15 year at £26,000pa with 5 year rent reviews

The First floor is let to a War Gaming society on a 3 year internal repairing & insuring lease which expired in December 2018 at £1,500pa  
Second, third & fourth floors are vacant

#### **Rating Assessment**

Ground Floor and basement – RV £20,000

ON INSTRUCTIONS FROM NPS  
ACTING ON BEHALF OF HULL CITY  
COUNCIL

