Hull - 219 Buckingham Street HU8 8TS
Freehold Takeaway Investment

BLUE ALPINE
PROPERTY CONSULTANTS

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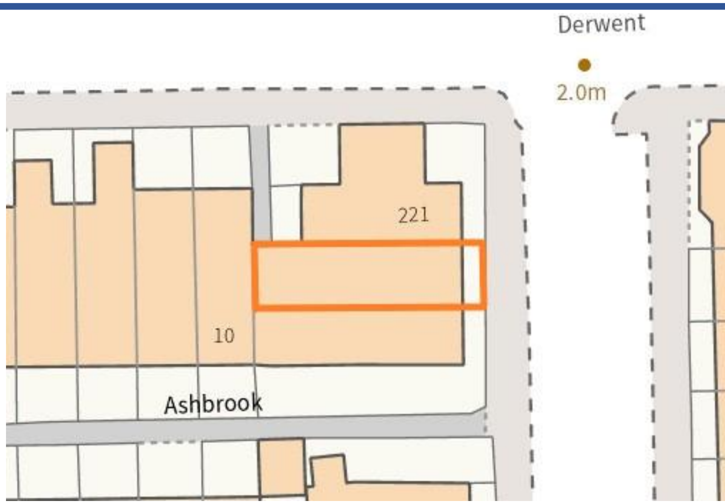

Investment Consideration:

- Purchase Price: £125,000
- Gross Initial Yield: 9.60%
- Rental Income: £12,000 p.a.
- VAT is NOT applicable to this property
- Let until February 2033. No breaks. Rent review in 2028 and 2031.
- Comprises ground floor takeaway shop with ancillary accommodation above.
- Tenant fit-out works are currently ongoing.
- Most of the equipment belongs to landlord. Benefits from gas boiler heating and EPC rating B
- Situated in predominantly residential area with occupiers nearby including Nisa Local and Barber shop

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 219 (Ground & First Floor)	Ground Floor: Counter, kitchen, storage, wc and shower First Floor: 2 rooms	Individual	6 Years 11 Months from 10 March 2026	£12,000	Note 1: FRI Note 2: Rent review on 10.07.28 and every 3rd anniversary from this date open market upward only Note 3: No breaks Note 4: Deposit held of £2,000 Note 5: Lease inside 1954 Landlord & Tenant Act Note 6: Tenant pays reduced rent of £10,404 p.a. for the first year. The vendor will top up rent until 10.03.27 so the buyer receives the equivalent to £12,000 p.a. from completion
			Total	£12,000	

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Property Description:

Comprises mid-terrace ground floor takeaway with ancillary accommodation at first floor. The property benefits from rear yard and provided the following accommodation and dimensions:

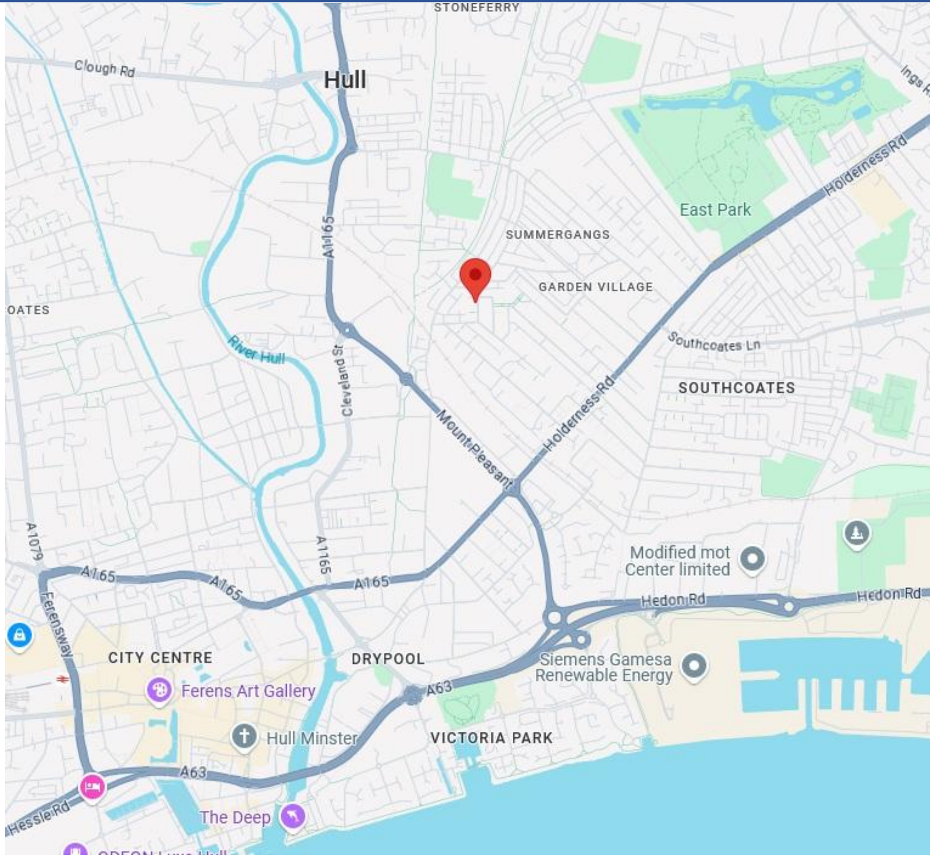
Ground Floor: Counter, kitchen, storage, wc and shower
First Floor: 2 rooms

Total area size: 65 sq m (700 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 10th March 2026 at a current rent of £12,000* p.a. and the lease contains full repairing and insuring covenants. Rent review on 10.07.28 and every 3rd anniversary from this date open market upward only. No breaks. Deposit held of £2,000. Lease inside 1954 Landlord & Tenant Act.

*Tenant pays reduced rent of £10,404 p.a. for the first year. The vendor will top up rent until 10.03.27 so the buyer receives the equivalent to £12,000 p.a. from sale completion.



Location:

The property is situated in predominantly residential area within 1.5 miles from Hull City Centre, with occupiers nearby including Nisa Local and Barber Shop.

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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.

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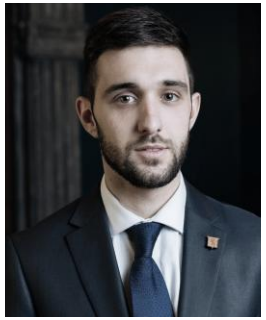

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