

58-60 Jameson Street, Hull, HU1 3LS

New leases to 5A1
covenants O2 & Ann
Summers.

Overview

Colliers International is pleased to offer for sale the **freehold** interest in 58-60 Jameson Street, Hull.

The property presents a rare opportunity to acquire a prominently positioned retail investment securely let to 5A1 covenants.

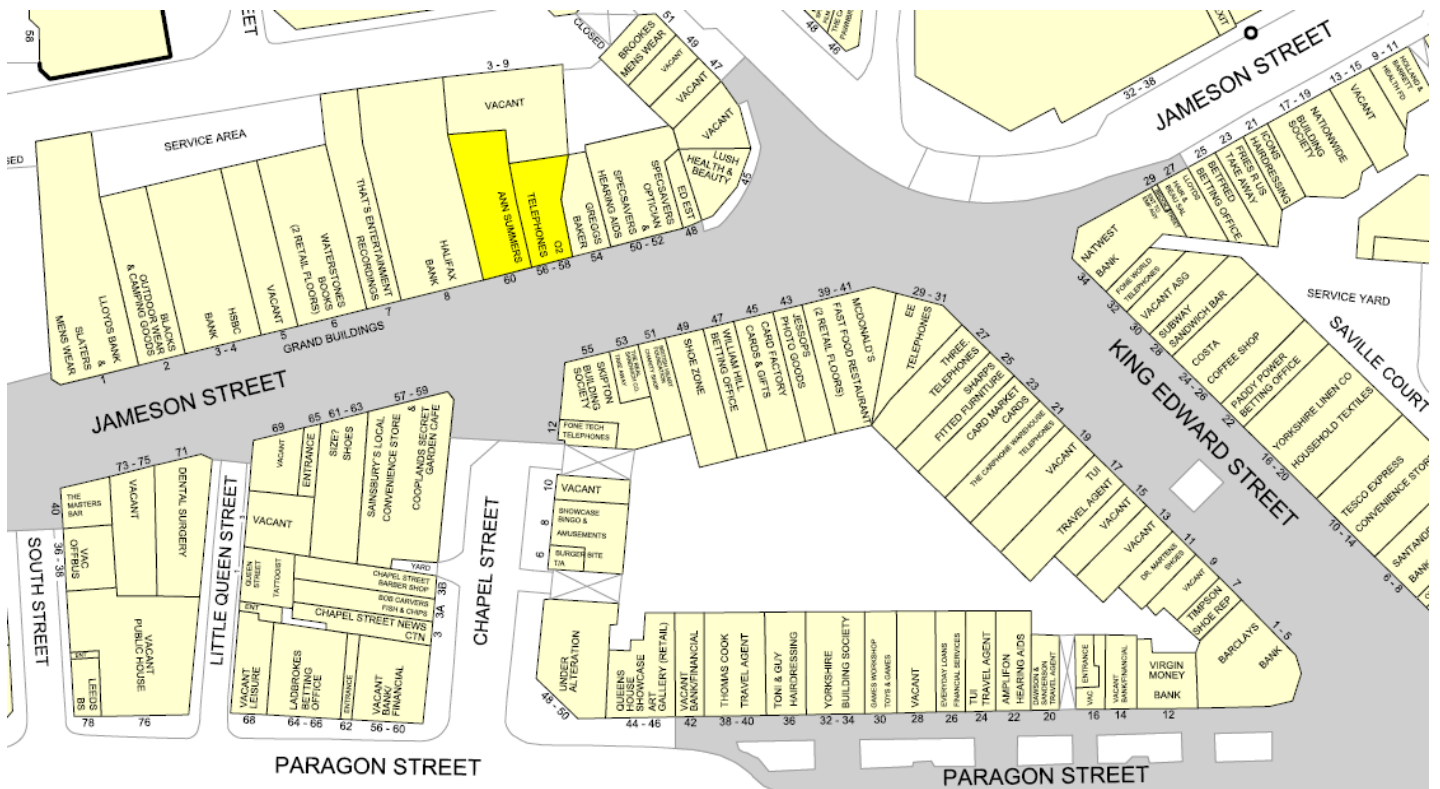
Salient Details

- Prominent position on the pedestrianised Jameson Street
- Fully let to 5A1 covenants; O2 and Ann Summers
- New lease terms of 6 and 10 years with a combined passing rent of £107,500 per annum
- Hull is an established and vibrant retail destination located in the North East
- Hull is the UK City of Culture 2017 which has led to a multimillion pound transformation of the city centre
- Freehold

Proposal

Our client is seeking offers in excess of **£1,265,000**, reflecting a **Net Initial Yield of 8.00%**.

Subject to contract and exclusive of VAT. Yields are net of purchases costs of 5.97%.



Location & Situation

Hull is located in the North East, 60 miles east of Leeds, 40 miles south east of York and 187 miles north of London.

Hull is a pioneering city with £1.5 billion committed to new public sector development over the last five years.

The prime retail pitch is centred on Jameson Street, King Edward Street and Whitefriargate, whilst the main covered shopping centres are St Stephens, Princess Quay and The Prospect Centre.

The property is located close to the junction of Jameson Street and King Edward Street, both of which are pedestrianised. The location is complimented by proximity to reputable multiple retailers such as; McDonalds, Sainsbury's, Shoe Zone and Halifax.

Retail

Hull's core shopping area is centred around Queen Victoria Square, which lies between the New Town and the Old Town. Radiating off this square are the main shopping streets of Whitefriargate in the Old Town and King Edward Street leading to Prospect Street and Jameson Street in the New Town.

There are three dominant shopping centres in Hull; Prospect Centre, Princes Quay and the most recent, St Stephen's. Prospect Centre is located in close proximity to the subject property, accessed via Jameson Street and anchored by Wilko and Boots with 45 additional retailers.

Demographic & Economic Profile

Hull has an extensive catchment area with a total population of 556,000 people, significantly above the Sub Regional Centre average and ranking Hull 29th out of the PROMIS Centres.

Hull is a large University City with a student population exceeding 23,000 people.

Hull

Hull was awarded UK City of Culture, resulting in a multi-million pound transformation of the city centre to realise Hull's long-term ambition to become a world class destination.

The ongoing City Plan regeneration programme will create 7,500 jobs, new offices, homes and reinvigorate shopping and leisure facilities.

Hull's Princes Quay Shopping Centre is undergoing a £20 million upgrade and is set to become Hull's new premier outlet mall. The scheme, anchored by Next, will host 24 other outlet brands.

Hull's location on the Humber energy coast and proximity to the UK's biggest port complex means it is well placed to become a UK hub for new and emerging industries with a focus on renewable energy. Following a £310 million investment by Siemens, Hull is now home to Europe's largest wind turbine manufacturing plant.

Communications

Road - Hull benefits from excellent road communications being strategically located on the A63, which provides direct access to the M62 motorway, running west to Manchester and connecting with the M1 motorway.

Rail - Hull is well connected by rail with regular services from Hull Paragon Interchange running to London King's Cross, with a fastest journey time of approximately 2 hours 45 minutes. In addition, there are regular services to Leeds, York and Manchester and onwards to the rest of the UK.

Air - Humberside Airport is located within a 30-minute drive time south of Hull and serves in excess of 500,000 passengers a year.

In addition, Doncaster Sheffield Airport and Leeds Bradford Airport are accessible within a 45 and 90-minute drive time respectively.

Sea - Hull is home to the UK's biggest port complex, providing multi-purpose deep water river terminal access for some of the world's largest freight and passenger vessels.

The Port caters for approximately one million passengers per year.

Tenancy

The investment is fully let to Telefonica UK Limited and Ann Summers Ltd on new lease terms.

Telefonica UK Limited (trading as O2) have elected to re-gear for a new 6-year term, returning £50,000 per annum with an anticipated commencement date of 10 August 2018. The lease will be subject to an upward only rent review in year 3.

Ann Summers Ltd (trading as Ann Summers) has agreed a new Full Repairing and Insuring lease for a term of 10 years at a commencing rent of £57,500 per annum with an Open Market Review in year 5.

The combined passing rent is £107,500 per annum.

Covenant Profile

O2 - Telefonica UK Ltd, previously known as Telefonica O2 UK Ltd until the 27th April 2011. The rating is 5A 1 Minimum Risk.

Ann Summers - Ann Summers Ltd, the rating is 5A 1 Minimum Risk.

VAT

The property is elected for VAT. However, it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).



CONTACT US

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