

54-56 King Edward Street
Hull, HU1 3SQ

FOR SALE

INVESTMENT & CONVERSION OPPORTUNITY

Attractive building in Hull City Centre adjacent to former BHS/Albion Square proposed redevelopment

Income from 2 shops
£35,200 p.a. exclusive

The majority of rent is secured against Cash Converters until October 2026

Planning previously secured to convert vacant uppers to 6 apartments

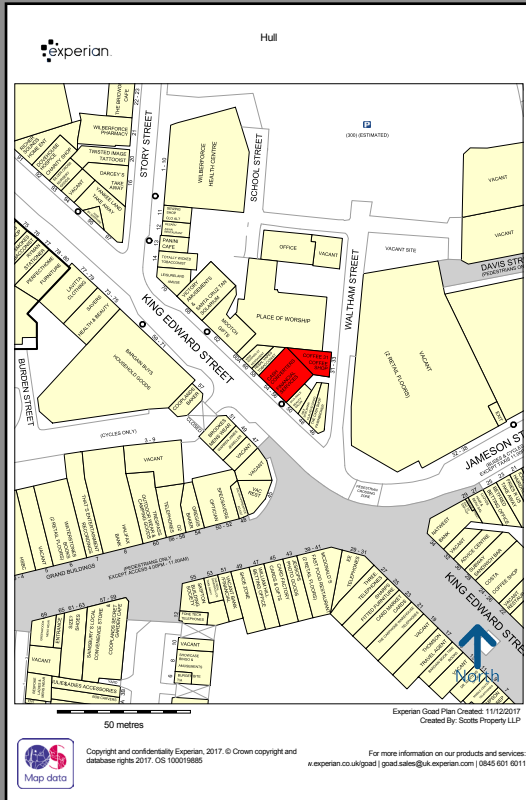
Offers in Excess of
£375,000

Scotts
01482 325634



54-56 King Edward Street
Hull, HU1 3SQ

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LOCATION

Hull is located approximately 60 miles east of Leeds via the M62 with a population of approximately 260,000. The regional capital of the East Riding of Yorkshire, Hull.

The property occupies a prominent position in close proximity to the Prospect Shopping Centre and the Albion Square/ former BHS redevelopment (preliminary site works / demolition underway Spring 2022). The premises are a short walk from the Princes Quay Shopping Centre, St Stephens Shopping Centre and the Hull Paragon Transport Interchange. See the Goad extract.

DESCRIPTION

The property comprises retail accommodation on the ground and part first floor let to Cash Converters together with ground floor accommodation at 31-33 Waltham Street t/a Coffee 31. The premises are an imposing mid-terrace, four-storey building of brick construction with attractive flemish style detailing which leads round to the Waltham Street portion of the property extending to three-storeys of matching construction. Planning consent has previously been granted for a change of use of the vacant upper floors to 6 self-contained flats (approved November 2016) with an independent front entrance.

ACCOMMODATION

54-56 King Edward Street:	Ground Floor Sales	117.6 sq m	(1,265 sq ft)
	First Floor	105.4 sq m	(1,134 sq ft)
	Basement Stores	44.0 sq m	(474 sq ft)
31-33 Waltham Street:	Ground Floor Accommodation	61.0 sq m	(657 sq ft)

6 flats are proposed to the first, second and third floor of the premises.

Planning consent for 2 x 2 bed and 4 x 1 bed flats. Copy Decision Notice and layout plans are attached. The approval has now lapsed.

LEASE TERMS

54-56 King Edward Street Ground and part first floor is held on a typical commercial lease by Cash Converters (Yorkshire) Limited (turnover to 31/03/18 £24.8 million) at a passing rent of £30,000 per annum exclusive. A reversionary lease has been completed to extend the term commitment for a further 5 years until October 2026 with the rent to remain at £30,000 per annum exclusive.

31-33 Waltham Street Ground floor is held by a local covenant on a lease expiring December 2020 at a rent passing of £5,200 per annum exclusive.

PRICE

This investment and conversion opportunity is For Sale with offers in excess of £375,000 invited. The premises produce a current annual rent of £35,200, in addition the conversion opportunity of the vacant upper floors.

ENERGY PERFORMANCE RATING: 54-56 King Edward Street: F / 31-33 Waltham Street: E

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for any Stamp Duty Land Tax payable.

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302.

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6490**

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Scotts
01482 325634
www.scotts-property.co.uk

Collins And Coward
Mr Ian Coward
The Courtyard
9A East Street
Coggeshall
CO6 1SH

James Matchett
Tel. (01482)612309

18 November 2016

Dear Sir(s)

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION TO DEVELOP LAND

Your Application:- PP-05509673
(Check on-line with System Reference Number:- 16/01387/COU)

1. Change of use to 6 self-contained flats (on 1st floor, 2nd floor and 3rd floor).
2. Installation of new windows to upper floors and new entrance door to ground floor.

At:- 54-56 King Edward Street / 31-33 Waltham Street, Kingston Upon Hull, HU1 3SQ,

has been APPROVED subject to the following conditions.

You do not have planning permission until you have submitted details to comply, where required, with the following conditions, and the Council has agreed such details. In some cases you must write to us with the required details before you start any work, as specified in the condition. Current fees for agreeing details are £28 for a householder permission, £97 otherwise (per request, rather than per condition).

1) The development hereby approved shall be carried out in accordance with the terms of the submitted application and as shown on plan nos. OGS/15113/13 rev A; OGS/15113/09 rev A; OGS/15113/10; OGS/15113/12; OGS/15113/08, except where amended by other conditions of this permission (to define the terms of the permission in accordance with policy G2 of the Local Plan).

2) The development hereby permitted shall be begun within three years of the date of this permission (to comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004).

3) Before development begins, a scheme containing further details/drawings/plans of the proposed windows/window frames to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed, the scheme shall comprise samples/materials of proposed windows, and shall contain scale drawings/plans to show window design details, full cross & vertical window sections (including further details of the mechanisms), and the position of the windows within the reveals. The development shall be carried out as approved and retained thereafter. A pre-commencement condition is necessary to ensure the design and materials to be used are satisfactory, in the interests of visual amenity, the character and appearance of the area, the setting of listed buildings, and to comply with policies BE1, BE5, BE18, and BE28 of the Local Plan.

4) Before the development begins details of all external materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved. A pre-commencement condition is necessary as details were not included with the application and to ensure the materials to be used are in the interests of visual amenity and comply with policy BE1 of the Local Plan.

5) Prior to the commencement of the use, provision shall be made for the storage of refuse, in accordance with a scheme to be submitted to and approved by the Local Planning Authority. The provision shall be retained in accordance with the scheme. A pre-commencement condition is required to ensure the development provides adequate refuse storage facilities in the interests of amenity, and to comply with policy H1 of the Local Plan.

6) The use(s) approved shall not commence until secure cycle parking facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall subsequently be retained in its entirety for such use. In order to ensure adequate secure provision for cyclists and to comply with policies M33, BE1 and BE12 of the Local Plan).

DMPO Article 35 Statement:

The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application in the following way(s):



Discussing potential solutions with the applicants during the processing of the application.

Requested additional information from the developer in response to concerns with the proposal.

Yours Faithfully

Alex Codd
City Planning Manager

NOTES:

1. ALL DIMENSIONS IN mm UNLESS NOTED OTHERWISE, TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION
2. DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS PLAN



PROPOSED FRONT ELEVATION
(KING EDWARDS STREET)
1:100

PROPOSED NEW DOUBLE GLAZED WINDOWS TO ALL NEW DWELLINGS. NEW WINDOWS TO MATCH EXISTING SHAPE, COLOUR AND OPENING

PROPOSED NEW DOUBLE GLAZED WINDOWS TO ALL NEW DWELLINGS. NEW WINDOWS TO MATCH EXISTING SHAPE, COLOUR AND OPENING



PROPOSED SIDE ELEVATION
(WALTHAM STREET)
1:100



A	Door note revised	17.10.16	PN	PM
No.	Revision	Date	By	ckd

PURPOSE OF ISSUE

Approval Planning Legal Construction As-built

Oak Green Services Ltd
Architectural Consultant
Tel 07958 236030
Email phillipmengel@btinternet.com

Site name 54-56 KING EDWARD STREET

Address 54-56 KING EDWARD STREET
HULL, NORTH HUMBERSIDE,
HU1 3SQ

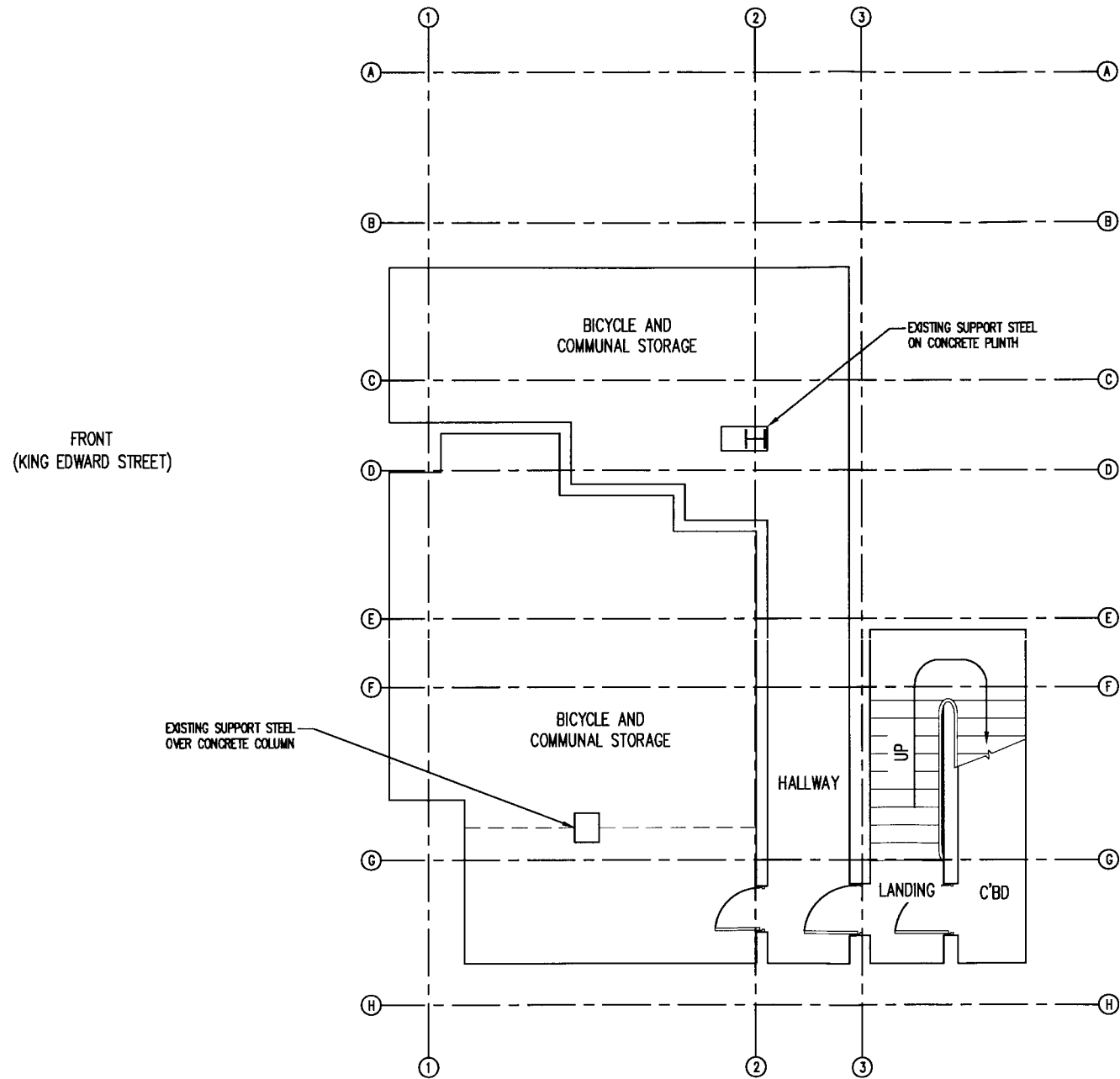
Title PROPOSED FRONT & SIDE ELEVATIONS

Designed OGP Checked PM Date 13.09.16

Drawn PN Approved NG Scale AS SHOWN

DRAWING No. OGS/15113/13 REVISION A

007/18810/91



PROPOSED BASEMENT STRUCTURE LAYOUT PLAN
1:100



TOTAL FLOOR AREA	84.0m ²
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- NOTES:
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No.	Revision	Date	By	ckd

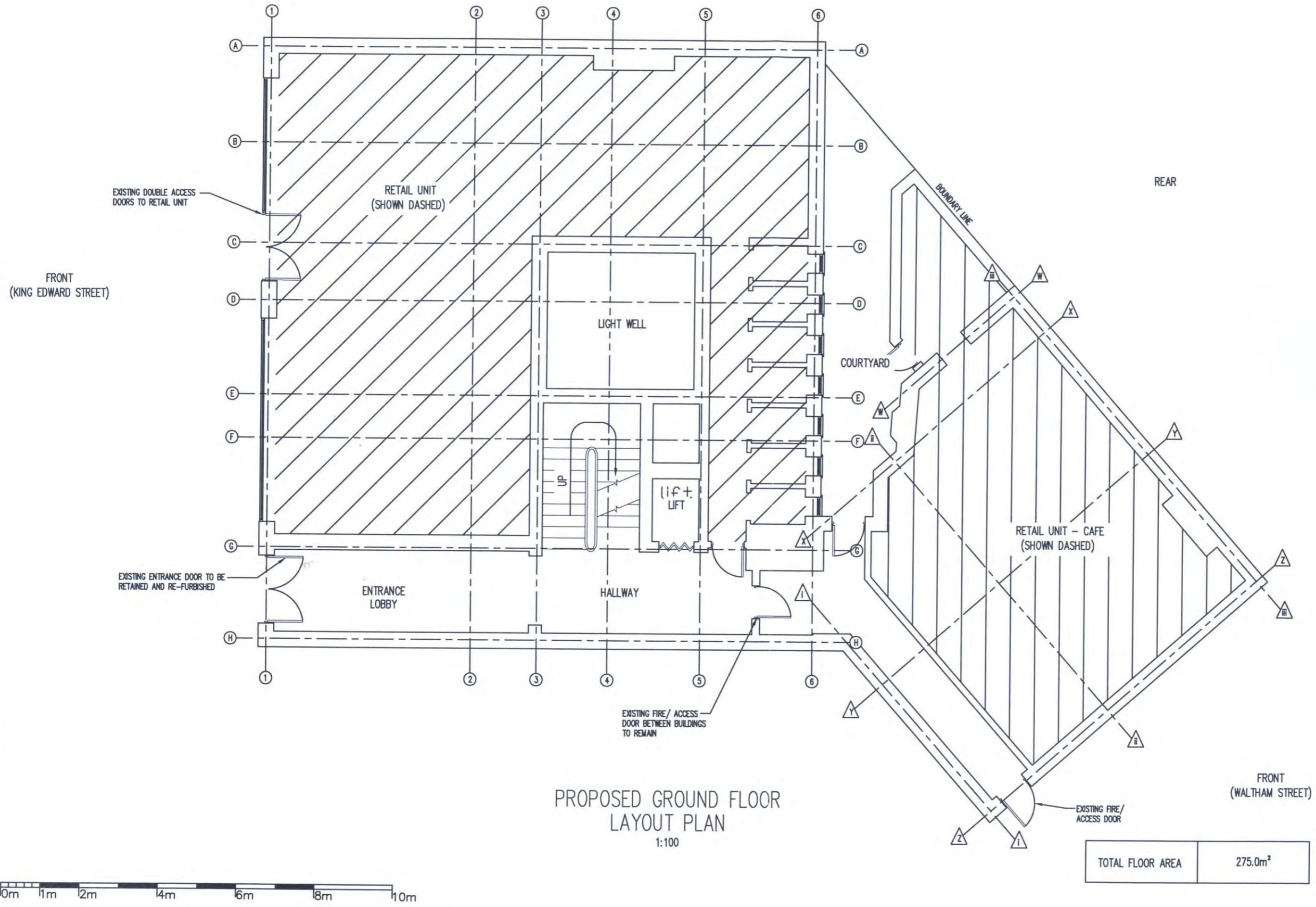
PURPOSE OF ISSUE
 Approval Planning Legal Construction As-built

Oak Green Services Ltd
 Architectural Consultant
 Tel 07958 236030
 Email phillipmengel@btinternet.com

Site name 54-56 KING EDWARD STREET
 Address 54-56 KING EDWARD STREET
 HULL, NORTH HUMBERSIDE,
 HU1 3SQ

Title PROPOSED BASEMENT LAYOUT PLAN

Designed OCP	Checked PM	Date 13.09.16
Drawn PN	Approved NG	Scale AS SHOWN
DRAWING No. OGS/15113/08		REVISION -



TOTAL FLOOR AREA	275.0m ²
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NOTES:
 1. ALL DIMENSIONS IN mm UNLESS NOTED OTHERWISE, TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION
 2. DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS PLAN

A	Door note revised	17.10.16	PN	PM
No.	Revision	Date	By	ckd

PURPOSE OF ISSUE
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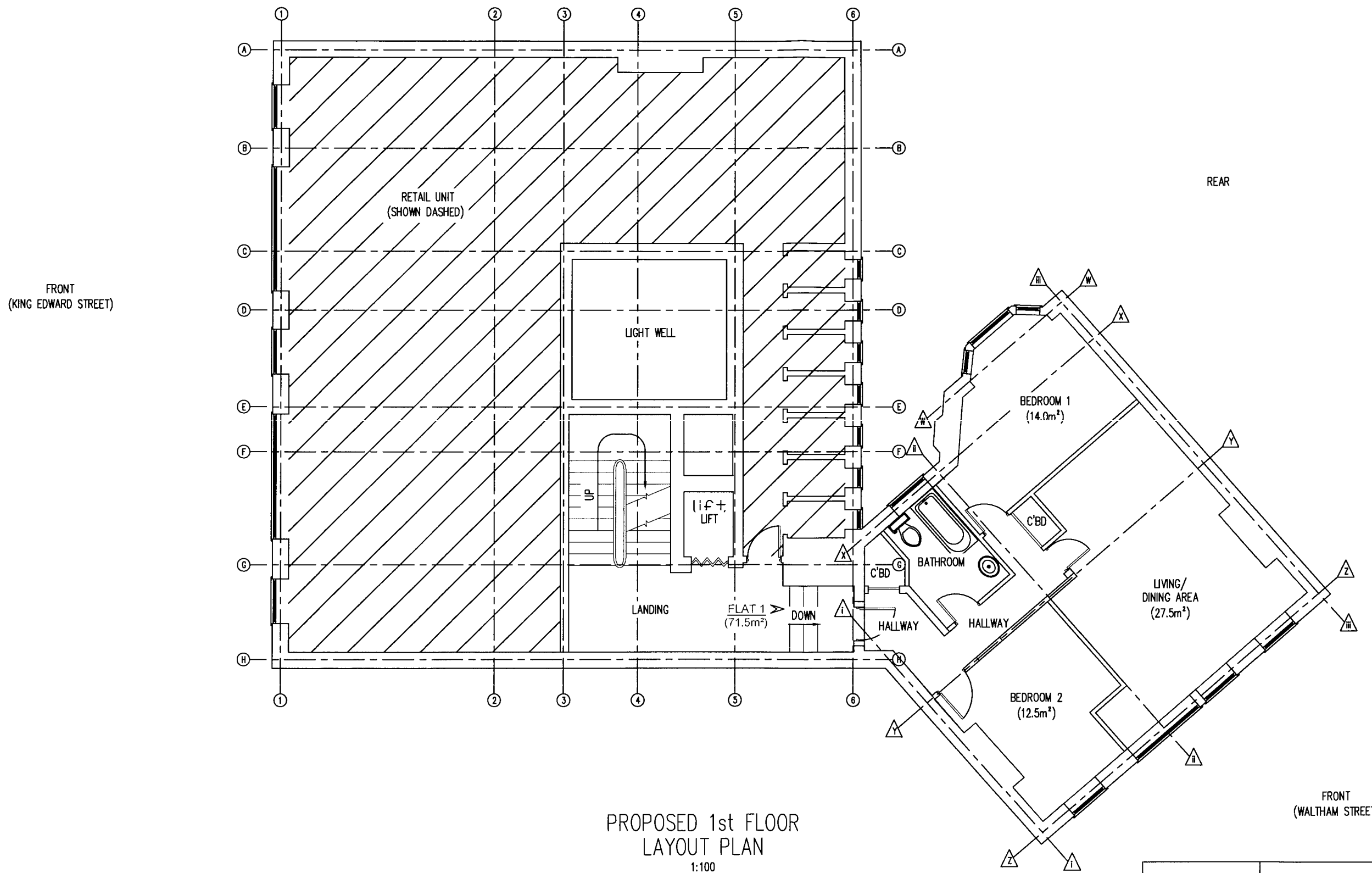
Title PROPOSED GROUND FLOOR LAYOUT PLAN

Designed OGP	Checked PM	Date 13.09.16
Drawn PN	Approved NG	Scale AS SHOWN
DRAWING No. OGS/15113/09	REVISION A	

NOTES:

1. ALL DIMENSIONS IN mm UNLESS NOTED OTHERWISE, TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

2. DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS PLAN



No.	Revision	Date	By	ckd

PURPOSE OF ISSUE

Approval Planning Legal Construction As-built

Oak Green Services Ltd
 Architectural Consultant
 Tel 07958 236030
 Email philipmengel@btinternet.com

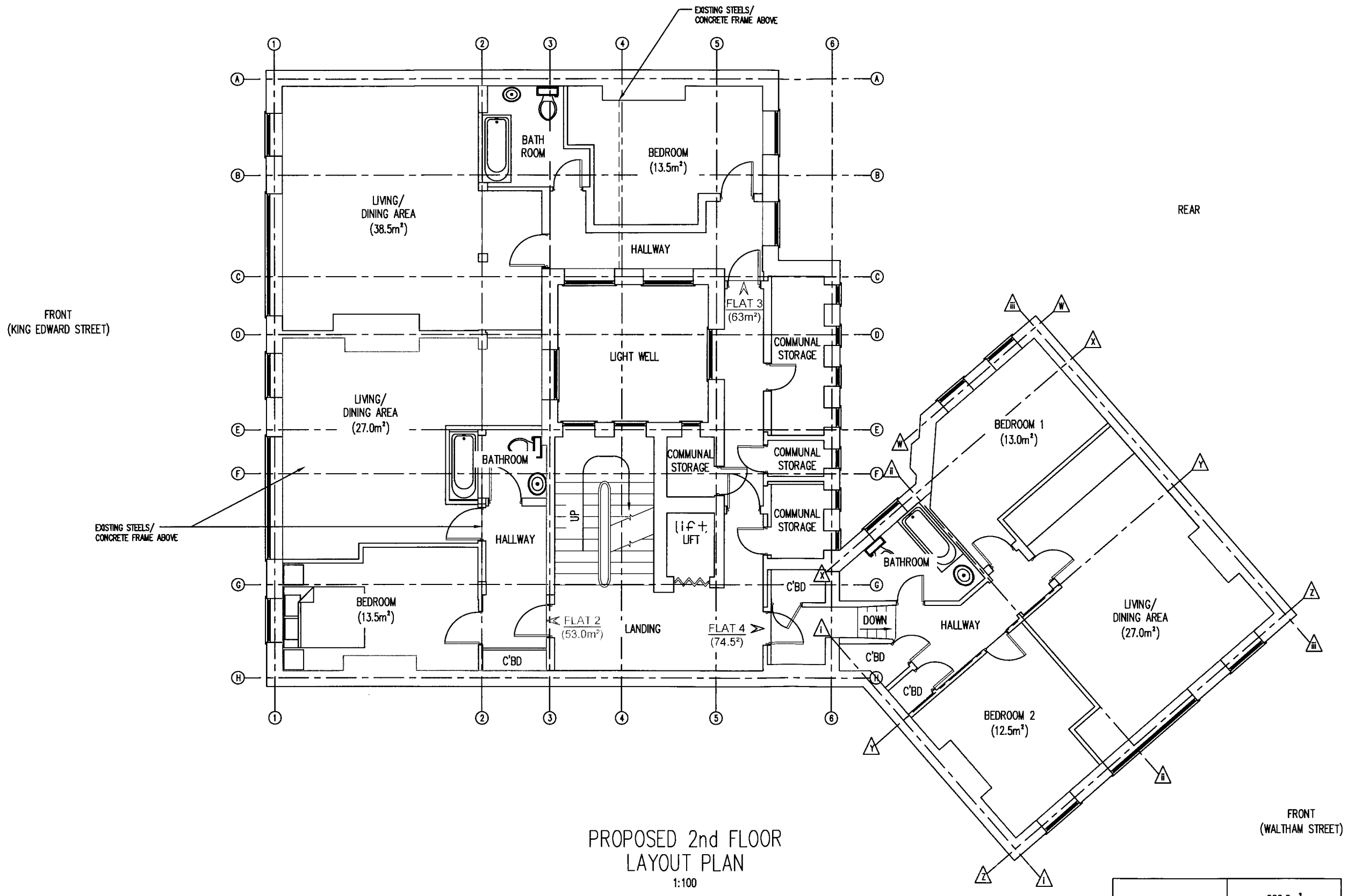
Site name 54-56 KING EDWARD STREET

Address 54-56 KING EDWARD STREET
 HULL, NORTH HUMBERSIDE,
 HU1 3SQ

Title PROPOSED FIRST FLOOR LAYOUT PLAN

Designed OGP	Checked PM	Date 13.09.16
Drawn PN	Approved NG	Scale AS SHOWN
DRAWING No. OGS/15113/10		REVISION -

16/01387/000



- NOTES:**
1. ALL DIMENSIONS IN mm UNLESS NOTED OTHERWISE, TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION
 2. DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS PLAN

No.	Revision	Date	By	ckd
PURPOSE OF ISSUE				
<input type="checkbox"/> Approval <input type="checkbox"/> Planning <input type="checkbox"/> Legal <input type="checkbox"/> Construction <input type="checkbox"/> As-built				

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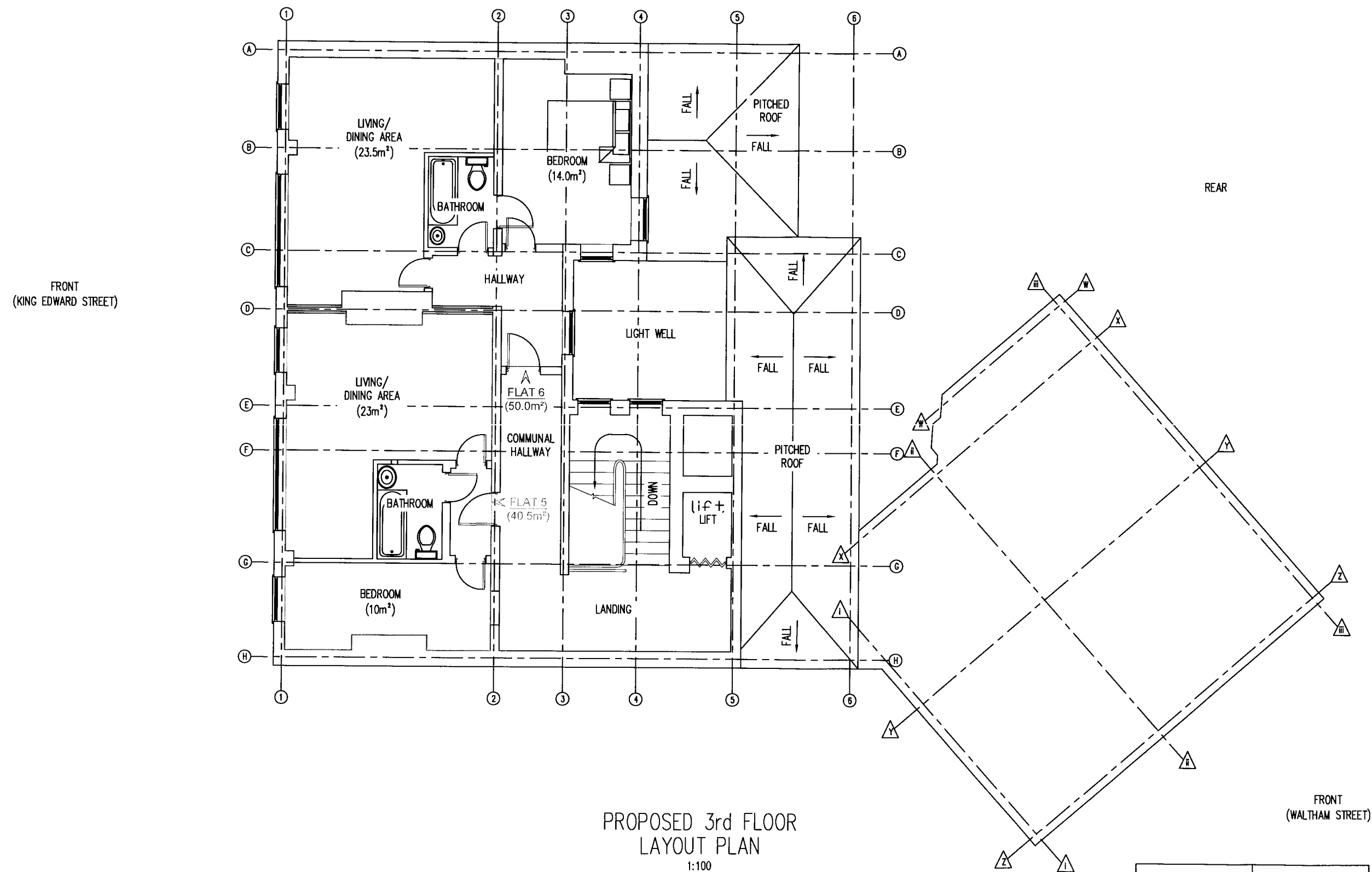
Site name **54-56 KING EDWARD STREET**
 Address **54-56 KING EDWARD STREET
 HULL, NORTH HUMBERSIDE,
 HU1 3SQ**

Title **PROPOSED SECOND FLOOR LAYOUT PLAN**

Designed OGP	Checked PM	Date 13.09.16
Drawn PN	Approved NG	Scale AS SHOWN
DRAWING No. OGS/15113/11		REVISION -



NOTES:
 1. ALL DIMENSIONS IN mm UNLESS NOTED OTHERWISE, TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION
 2. DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS PLAN



PROPOSED 3rd FLOOR LAYOUT PLAN
 1:100

TOTAL FLOOR AREA	130.0m ²
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No.	Revision	Date	By	ckd
PURPOSE OF ISSUE				
<input type="radio"/> Approval <input type="radio"/> Planning <input type="radio"/> Legal <input type="radio"/> Construction <input type="radio"/> As-built				

Oak Green Services Ltd
 Architectural Consultant
 Tel 07958 236030
 Email phillipmengel@btinternet.com

Site name 54-56 KING EDWARD STREET
 Address 54-56 KING EDWARD STREET
 HULL, NORTH HUMBERSIDE,
 HU1 3SQ

Title PROPOSED THIRD FLOOR LAYOUT PLAN

Designed OGP	Checked PM	Date 13.09.16
Drawn PN	Approved NG	Scale AS SHOWN

DRAWING No. OGS/15113/12 REVISION -

16/01387/00