



THE OLD BREWERY

HULL



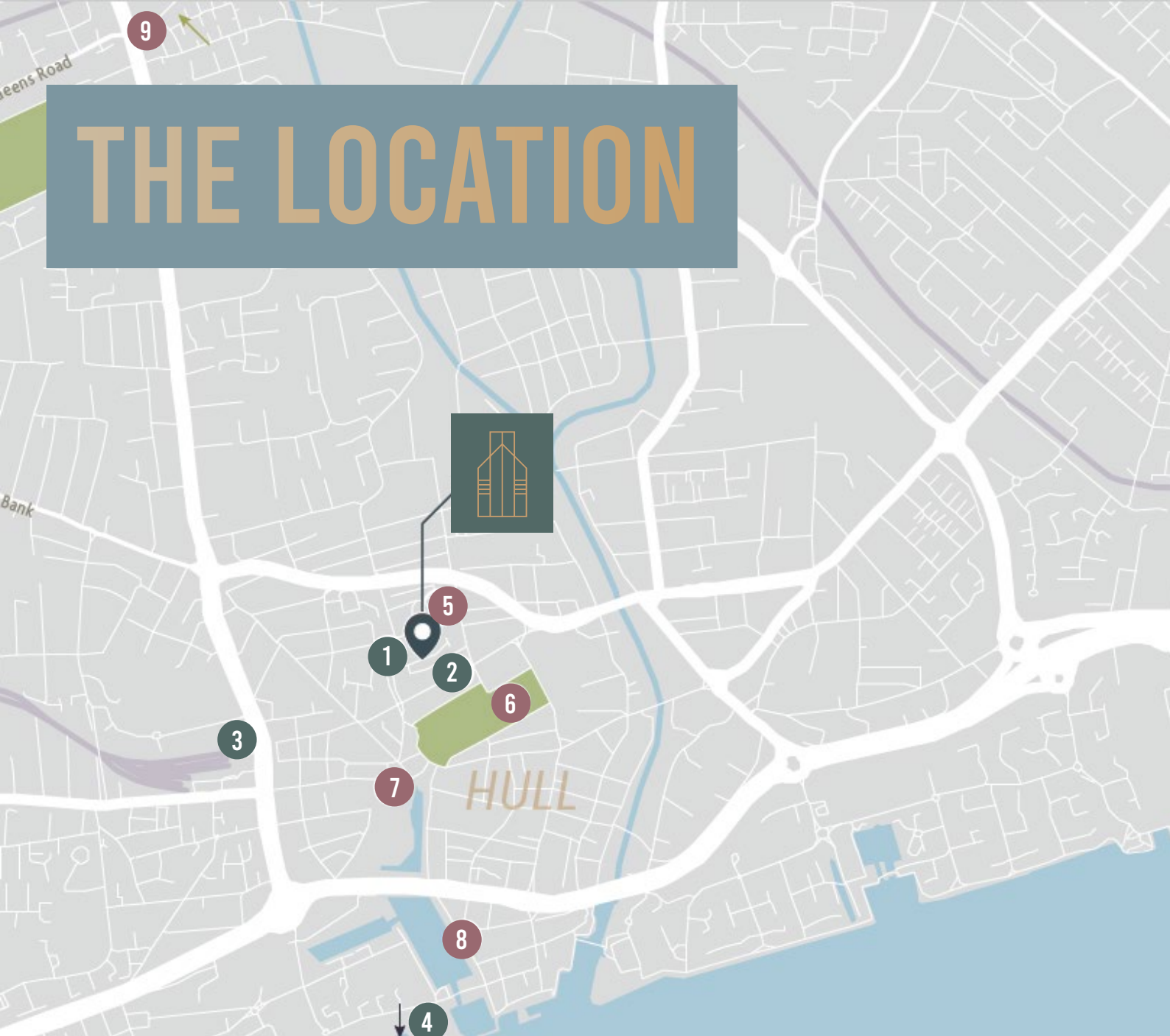


INTRODUCTION

Once the site of an historic Hull brewery, The Old Brewery has been transformed into a modern residential conversion consisting of 31 units. The development is located in a secluded courtyard that provides spacious city-centre living. Each unit is thoughtfully designed to a modern specification, with selected units having the additional benefit of outdoor space.

The Old Brewery is surrounded by local amenities where residents will live within a 5 minutes' walk from grocery stores, cafés, restaurants, bars, theatres, galleries, and museums. The development benefits from secure parking, which provides residents with more convenience and flexibility to travel to nearby cities.

THE LOCATION



TRANSPORTATION

- | | |
|---------------------------|-----------------------------------------------|
| 1. Bond Street Bus Stop | 2 min walk |
| 2. George Street Bus Stop | 5 min walk |
| 3. Hull Paragon Station | 19min walk/7min drive/14 min public transport |
| 4. Humberside Airport | 33 min drive |

POINTS OF INTEREST

- | | |
|-----------------------|------------------------------------------------|
| 5. Hull New Theatre | 2 min walk |
| 6. Queen's Garden | 6 min walk |
| 7. Ferens Art Gallery | 4min walk/6min drive |
| 8. Fruit Market | 14min walk/ 5min drive/11 min public transport |
| 9. University of Hull | 13min drive /29min public transport |



SPECIFICATION

LIVING ROOM

- » Laminate flooring with 10mm underlay
- » LED fire rated downlights
- » Heat / smoke detectors
- » Digital heating system
- » AV hub, including terrestrial TV and infrastructure for satellite or cable TV

BATHROOM

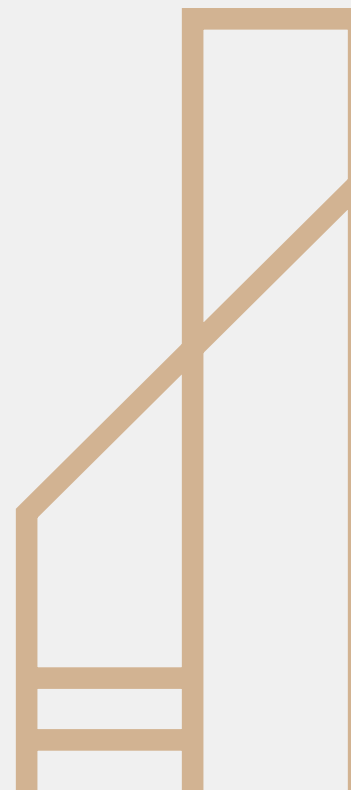
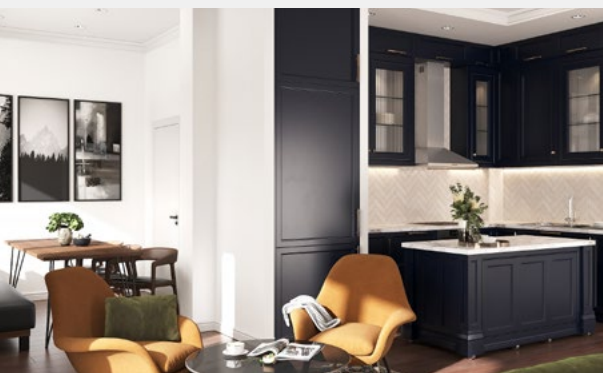
- » Fully tiled around bath and shower; the rest of the room is half tiled
- » Tiled floors
- » Wall hung vanity unit
- » Mechanical ventilation
- » Towel rail
- » LED fire rated downlights
- » Mirrored unit
- » Cistern, including soft close seat
- » Mixer taps
- » Dual square shower set with drencher
- » Bath, front panel tiled to match the walls – tile recessed soap holder
- » Shower screen
- » Extractor fan

BEDROOM

- » Carpet with 10mm underlay
- » LED fire rated downlights
- » High quality paint finish
- » Bedside USB sockets
- » Digital heating system

KITCHEN

- » Howdens Kitchens – worktops with a 100mm upstand around the perimeter
- » Heat resistant white coloured, glass backed, splash back 600mm x 750mm
- » Laminate flooring with 10mm underlay
- » LED fire rated downlights
- » High quality paint finish
- » Appliances, including: Oven, ceramic hob, cooker hood with mechanical extractor, integrated fridge freezer and integrated washer dryer
- » Heat / smoke detectors
- » Additional mechanical ventilation in kitchen ceiling
- » Fully integrated Bluetooth speaker system





WELCOME TO HULL

As Hull's beating heart, its city centre provides residents with convenient access to local amenities, employment, and transportation links while surrounded by a scenic medieval backdrop. The centre is home to the city's best attractions and activities, restaurants, shops and businesses. Bustling bars are located in the Old Town district, while the River Hull Marina offers a stunning dining backdrop for the city's most favoured restaurants. The main shopping districts are located along the historic streets of Whitefriargate and King Edward Street, and the modern shopping centres along Jameson Street. As the UK's 2017 City of Culture, Hull has proven the quality of its cultural offerings including museums, theatres, art venues and gardens scattered throughout the city.

Hull also has excellent transportation links, connecting its residents to the rest of the UK and further afield via road, rail, and air. Employment hubs and the University of Hull located outside the city centre can be easily reached through public transport. Under Hull's new City Plan, the city's connectivity is set to further enhance, while remaining in line with its sustainability targets. The rest of the UK can be reached through Hull Paragon Train Station located in the centre. Longer distances within the UK and abroad can be accessed through the city's abroad Humberside Airport, located 30 minutes outside the city centre.



CITY OF CULTURE

Hull's prospects changed dramatically when the city was named the 'UK's City of Culture' in 2017.

This prestigious honour kick started a demanding programme to reinvigorate the city. This attracted an estimated 5.3 million audience visits, boosting tourism to record levels in 2017. The UK City of Culture also brought forth new funding for major capital projects in Hull, with more than GBP48 million invested in public realm enhancement and major developments such as the Ferens Art Gallery and Hull New Theatre.

ECONOMY

Since the launch of Hull's City Plan in 2013, the city has seen significant economic development, with thousands of jobs being created and unprecedented levels of investment, totalling GBP3 billion to date.

Hull is evolving from a city heavily reliant on trading and seafaring to one that is being built for the future. The city's prime economic and geographic location on the Humber Energy Estuary, has placed it at the centre of new and emerging industries in the UK - particularly in renewable energy. So far, the renewable energy sector in Hull has attracted large scale investment from firms such as Siemens Gamesa, BP and Reckitt Benckiser.



REGENERATION

The regeneration of Hull began in 2013 with the launch of the 'City Plan'. The plan focuses on, and has been successful in promoting sustainable growth and economic development in the city. As a result of the plan's success, Hull has recently introduced a '2021 - 2026 Economic Strategy', focusing on environmental reclamation, upskilling the city's workforce, improving transport and connectivity, working towards carbon neutrality by 2030 and net-zero by 2050.

THE FRUIT MARKET



ESTIMATED COMPLETION: 2024

Investment: GBP83.6 million

Hull's Fruit Market is a mixed-use development that has been acclaimed as one of the best housing regeneration projects in Yorkshire. Once completed in 2024, the GBP83.6 million project will include shops, restaurants, bars and galleries, around 300 homes and 60,385 sqft of commercial space. In addition, a tech campus by C4DI has been built, adding additional highly-skilled jobs to the 740 new job opportunities that the project is expected to generate.

CITY CENTRE CRUISE TERMINAL



ESTIMATED COMPLETION: 2022

Investment: GBP24 million

The new cruise terminal is set to transform Hull's historic fishing ports into a world class waterfront destination for businesses and tourists. The aim of the project is to create Hull and the sub-region as a new European visitor destination to showcase the history and countryside of Yorkshire. Once completed in 2022, it is expected that the project will create an additional 120 jobs and generate GBP19 million per annum for the Yorkshire economy.

QUEENS GARDEN

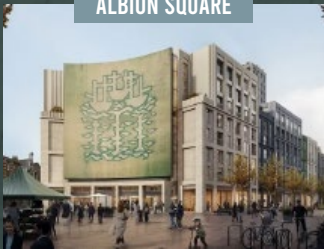


ESTIMATED COMPLETION: 2023

Investment: GBP12 million

The redevelopment of Queens Garden is one of Hull's most recent projects that is underway. The redevelopment of the garden will be a most welcomed GBP12 million upliftment to the space that will give the city the ability to host large-scale events and showcase bespoke pieces of public art. The refurbishment is an integral part of Hull's future prosperity, transforming the city while providing a boost to tourism.

ALBION SQUARE



ESTIMATED COMPLETION: 2026

Investment: GBP130 million

The GBP130 million project is an impressive mixed-use masterplan, which will go on to breathe new life into Hull's high street. Once completed, the redevelopment will include a mixture of 278 residential units, 180,000 sqft of retail space, 9,000 sqft of offices, as well as a large urban park. The development is being built with sustainability in mind with solar panels, electric vehicle charging points, and a bike hub. The masterplan will give rise to 1,400 jobs and add roughly GBP39 million to the local economy per annum.

UNIVERSITY OF HULL



COMPLETED: 2020

Investment: GBP300 million

Hull University's GBP300 million investment programme has provided its students with a world-class, modern, and professional working environment that delivers resources for collaborative and independent learning.

Hull university has a student population of almost 13,500, 20% of whom are international. The university brings a diverse range of talent and expertise to the region. In addition, according to The Times and Sunday Times Good University Guide 2022, the University makes a prestigious feature in the top 5 universities in the North. The significant investment will further make Hull a highly attractive place to study, live and work.

LARGESCALE

INVESTMENTS

Attracted by the city's growth over the last decade, Hull is home to more than 8,400 businesses with a growing number of investments each year. To date, the most prominent sectors of Hull's economy are Health Technologies, Pharmaceuticals & Healthcare, Knowledge, Digital & Creative Technologies, Manufacturing, Food & Beverage as well as Hull's emerging sector, Renewable Energy.

Siemens Gamesa, Smith and Nephew, Reckitt Benckiser, ABP, Arco, P&O, Sonoco-Trident, Cranswick PLC, Ideal Heating, Aunt Bessie's, BP, and Croda are among some of the globally prominent companies that have identified Hull for its promising investment prospects. In 2020, Hull was named the top northern city for tech investors. The city secured GBP82.2 million compared to larger cities such as Manchester (GBP53.28 million) and Leeds (GBP33.49 million).



SECTOR: HEALTHCARE
INVESTMENT: GBP200 MILLION
JOB CREATION: 1,600



SECTOR: HEALTHCARE
INVESTMENT: GBP23 MILLION
JOB CREATION: 50



SECTOR: TECHNOLOGY
INVESTMENT: GBP100 MILLION
JOB CREATION: 7,000

CRODA

SECTOR: MANUFACTURING
INVESTMENT: GBP27 MILLION
JOB CREATION: 190



SECTOR: FOOD & BEVERAGE
INVESTMENT: GBP45 MILLION
JOB CREATION: 300



SECTOR: FOOD & BEVERAGE
INVESTMENT: GBP40 MILLION
JOB CREATION: 1,000

FINANCIAL

FORECAST

THE OLD BREWERY: STUDIO

Purchase Price		£120,000
Reservation Fee		£5,000
On Exchange (Minus Res Fee)	10%	£7,000
Balance on Completion	90%	£108,000

FINANCIAL SIMULATION (12 MONTHS)

Monthly rent		£700
Annual Rent (gross)		£8,400

ANNUAL FEES

Service charge (£1.13/sqft estimate)	400	£452
Ground rent		£10.00
Let Only Fee (estimate)	8%	£672
Total (gross)		£1,134

Net Cash Return		£7,266
Net Return		6.06%

FINANCIAL

FORECAST

THE OLD BREWERY: 1 BEDROOM

Purchase Price		£155,000
Reservation Fee		£5,000
On Exchange (Minus Res Fee)	10%	£10,500
Balance on Completion	90%	£139,500

FINANCIAL SIMULATION (12 MONTHS)

Monthly rent		£850
Annual Rent (gross)		£10,200

ANNUAL FEES

Service charge (£1.13/sqft estimate)		£607.94
Ground rent		£10.00
Let Only Fee (estimate)	8%	£652
Total (gross)		£1,269.94

Net Cash Return		£8,930.06
Net Return		5.76%

* All figures are based on forecasts provided by the developer, are indicative only and are subject to change. Any financial information provided in this document is intended as a guide and does not constitute a contract.

FINANCIAL

FORECAST

THE OLD BREWERY: 2 BEDROOM

Purchase Price		£205,000
Reservation Fee		£5,000
On Exchange (Minus Res Fee)	10%	£15,500
Balance on Completion	90%	£184,500

FINANCIAL SIMULATION (12 MONTHS)

Monthly rent		£1,000
Annual Rent (gross)		£12,000

ANNUAL FEES

Service charge (£1.13/sqft estimate)	708	800.04
Ground rent		£10.00
Let Only Fee (estimate)	8%	652
Total (gross)		£1462.04

Net Cash Return		£10,537.96
Net Return		5.14%

* All figures are based on forecasts provided by the developer, are indicative only and are subject to change. Any financial information provided in this document is intended as a guide and does not constitute a contract.

THE DEVELOPER

At Continental Gold we just want to love what we do and be a part of something good in the world.

We wake up each day and look to live our lives by 3 simple rules- radical honesty, hard work and extreme loyalty to everyone who is part of the Continental Gold journey. We are inspired by our opportunity to create homes for people and understand what a great home truly means.

We challenge design and constantly seek improvements while mitigating risks. We work through problems and grow as a company; we look for new ways to do things and aim to overdeliver every time.

TRACK RECORD



CONTINENTAL
GOLD



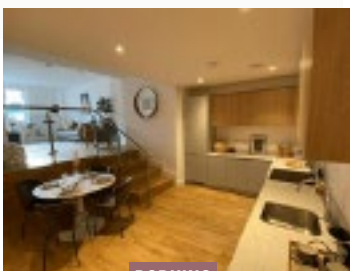
HUDDERSFIELD



BRIGHTON



LEEK



DORKING



PORTSMOUTH



CARMARTHEN



THE OLD BREWERY

HULL

ico.
Information Commissioner's Office

PRS Property
Redress
Scheme

The information contained within this document is a general guide. This information does not constitute an offer or a contract and we (or anyone in our company) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms contained herein. Any intending investor must satisfy themselves as to the correctness of any of the statements, plans or images contained herein. Images are for reference purposes only.

