



To Let

404 Hessle Road, Hull HU3 3SD

- Ground floor retail unit.
- Suitable for a variety of uses.
- Situated in prominent position opposing St Andrews Retail Park.
- Available on brand new lease terms.

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Location & Situation

The property is located along Hessle Road approximately 2.5 miles west of Hull city centre. The surrounding area comprises of various local and well renowned retailers and residential accommodation close by.

The property is situated in a highly prominent position opposite the St Andrews Retail Park.

Description

The property comprises of a ground floor retail premises that has until recently been occupied and finished to a high standard throughout and is ready for immediate occupation.

The ground floor provides ancillary storage accommodation towards the rear including a kitchen area and rear W/c. The unit has the benefit of an electric roller shutter and access to the rear yard area.

The ground floor is suitable for a variety of uses.

Accommodation

The accommodation provides the following floor areas:

Ground floor retail: 722 sq.ft. (67.25 sq.m)

EPC

We understand the property has an EPC rating of E.

Planning

We understand the ground floor retail unit benefits from use class E.

Services

We understand electricity, water and drainage are connected.

Business Rates

We understand the rateable value for the property is to be £5,000.

Interested parties are advised to check the accuracy of the above figure by contacting the local authority.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price/Terms

The unit is available on brand new lease terms at £7,200 per annum exclusive.

Viewings strictly by appointment through us as sole letting agents.

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