

# TO LET

270 BOULEVARD  
HULL, EAST YORKSHIRE, HU3 3ED



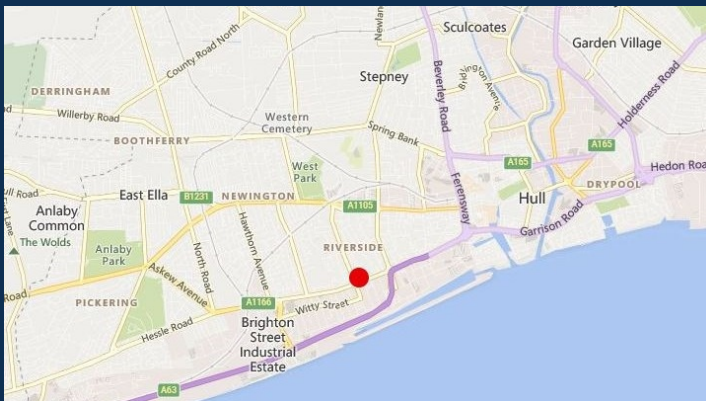
Rent - £9,000 per annum

RETAIL

1,098 sq.ft. (102 sq.m.)

## Property Features

- Ground floor retail unit.
- Suitable for a variety of uses, subject to planning.
- Located on an established parade of retail shops.
- In close proximity to Hull City Centre and A63.
- Available on new lease terms.



Enquiries

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## Location

The premises are located on the corner of Boulevard on Hessle Road, which is approximately 2 miles to Hull City Centre. Hessle Road provides a popular secondary retail location with a variety of national and local retailers including ARCO Clearance, Stack It High, Wilkos and Asda.

## Description

The premises are accessed via Boulevard and provide a ground floor retail unit, with storage areas to the rear and w/c. The property benefits from electric roller shutter doors, PVC double-glazing and fluorescent tube lighting.

## Accommodation

	sq.ft.	sq.m.
Retail	929	86.3
Stores	169	15.7

## Service Charge

There is no service charge implemented on this property.

## EPC Rating

An EPC is available upon request.

## Services

The premises are connected to mains drainage, water and electricity. Interested parties are advised to make their own independent enquiries.

## Business Rates - 2023/24

RATEABLE VALUE	RATES PAYABLE
£6,100	

FUTURE 1 April 2023 £6,400  
CURRENT 1 April 2017 to present £6,100  
PREVIOUS 14 October 2015 to 31 March 2017 £7,100

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

From 1 April 2018 eligible rate payers receive 100% relief on properties with a rateable value of £12000 or less. For properties with a rateable value of £12001 to £15000 the rate of relief will go down gradually from 100% to 0%. Further information available from the Local Authority.

## Terms

The property is available on new lease terms at an asking rent of £9,000.



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