

**Topham
Larard**

COMMERCIAL

**Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents**

FOR SALE/TO LET

**Retail/Office/Clinic
73.30 sq m (789 sq ft)
with
Large Car Park**



**57 Main Street
Willerby
Hull
HU10 6BY**

Topham Larard Commercial
The Old Hayloft 4A Lord Roberts Road
Beverley East Yorkshire HU17 9BE
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Topham Larard Commercial is a trading name of Larards Commercial Ltd
Co Reg No 4687902 England





Location

The property is located fronting Main Street a short distance from The Square in Willerby which is situated approximately five miles to the west of Hull City Centre. Willerby is a popular western suburb of Hull and Main Street leads from The Square through to Great Gutter Lane and the Waitrose roundabout at Beverley Road, Willerby. Main Street comprises a mix of uses including retail, offices, other commercial type properties and residential housing. The surrounding area comprises mainly private residential housing and on street parking is provided to the front of the property however the property benefits from an access way from Main Street into a large surfaced car park.

Description

The premises comprise a semi detached two storey property having a display window to the front with adjacent entrance door. The ground floor has been split to provide an open plan front area and to the rear a further office with sliding style doors to the rear. The ground floor also has a small kitchen area and wc facilities. A staircase adjacent to the front area leads to the first floor which provides two large rooms/offices with good levels of natural light. The first floor also has the benefit of wc facilities. The premises have a gas fired central heating system to panel radiators and upvc double glazed windows.

Externally the premises benefit from a forecourt area to the front and also a side driveway adjacent to 59 Main Street which leads to a large rear area which is surfaced and provides parking facilities.

Accommodation

Ground Floor

Front Area	35.86 sq m	(386 sq ft)
Rear Office	10.72 sq m	(115 sq ft)
WC	-	-
Kitchen Area	-	-

First Floor

Front Room	12.49 sq m	(134 sq ft)
Rear Room	14.34 sq m	(154 sq ft)
WC's x 2	-	-

Tenure/Lease

The premises are offered freehold with vacant possession on a new effective full repairing lease for a term of six years which could incorporate a three year break.

Use

The premises can be used for various Employment (E) planning uses including offices, retail, professional services and clinic use. Should planning consent be required it will be the purchasers responsibility to obtain such consents.

**Rateable Value**

Shop and Premises Rateable Value £4,350

As the rateable value is under £12,000 the property qualifies for small business rates relief and a qualifying tenant will be exempt from the payment of business rates.

Fixtures and Fittings

Only those fixtures and fittings specifically mentioned in these particulars are to be included in any letting.

VAT

The above amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

Price/Rent

The premises are offered at a rent of **£15,000 per annum** on the terms above or freehold at **£200,000 ono**.

Viewings

Strictly by appointment with the sole Agent:

Topham Larard Commercial

The Old Hayloft

4A Lord Roberts Road

Beverley

HU17 9BE

Tel: 01482 650000



Rear Elevation



Rear Car Park

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