

507 SQ FT IN-STORE RETAIL UNIT TO LET

# Holderness Road - Morrisons Hull



**Savills Leeds**  
3 Wellington Place  
Leeds  
LS1 4AP

[savills.co.uk](http://savills.co.uk)



## Location

The unit is prominently positioned within Morrisons supermarket, just 3.2 miles from Hull city centre. Located adjacent to the main entrance, it benefits from strong footfall from both Morrisons shoppers and the surrounding residential catchment.

Morrisons provides excellent on-site amenities, including a café, pharmacy, and garden centre, as well as over 500 free customer parking spaces.

Nearby occupiers include **Timpson**, **Hays Travel** and **Farmfoods**.

### Accommodation

The premises are arranged over ground floor only.  
Approximate net internal areas are:

Ground Floor:	507 sq ft	47.1 sq m
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### Tenure

The unit is available to let on a new lease at terms to be agreed.

### Rent

£22,000 per annum.

### Rates

Rateable Value: £9,100  
UBR 2026/27: £0.382  
Rates Payable: £3,476.20

*Parties are advised to make their own enquiries with the Local Authority.*

### Use

The premises currently benefits from Class E use.

### EPC

Available on request.

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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### Viewing & further information

Strictly by prior arrangement only with:

#### Adam Sanderson

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