

**4 THE WEIR  
HESSLE  
HU13 0RU**



**SUPERB RETAIL UNIT IN PROMINENT WEST HULL LOCATION**

- Well positioned middle terraced retail unit on The Weir, Hessle which offers a range of shops, boutiques, professional services and outlets for food and drink premises and much more.
- Excellent west Hull location
- Property suitable for many uses subject to necessary Planning Consents.
- Available at a competitive rental.

# 4 THE WEIR HESSLE HU13 ORU



## WHERE IS IT?

- The property is located on The Weir to the north of Prestongate. Hessle is located approximately four miles to the west of Hull City Centre.
- The Weir is a much sought after area in Hessle which has established boutiques, financial businesses, retail and bistro's.

## WHAT IS IT?

- 4 The Weir is a very well-positioned middle terraced retail unit briefly comprising of a sales area/storage to the rear together with kitchen and WC.

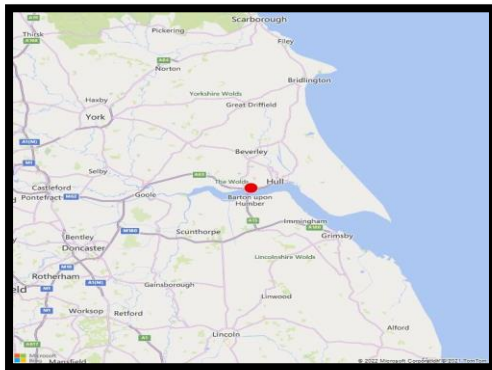
## HOW BIG IS IT?

- The retail accommodation briefly comprises (all areas are approximate). ITZA to be confirmed.

**Total Ground Floor Area**                      1087 sq ft                      101 sq m

## HOW MUCH IS IT?

- 4 The Weir is available to rent at a competitive rental. Full details from NT3.



## HOW MUCH ARE THE RATES?

- The occupier will be responsible for the payment of rates. Enquiries with the Local Authority reveal that the property has a Rateable Value of £9,800. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether Transitional Relief is still applicable to the property or if the Rateable Value is under Appeal. From 1 April 2018 eligible rate payers receive 100% relief on properties with a Rateable Value of £12,000 or less. This is applicable to occupation of one commercial property only. Further information from the Local Authority.

## ANYTHING ELSE I HAVE TO PAY?

- **VAT:** The property is/is not VAT registered.
- **INSURANCE:** The Landlord insures the building only of which the premises form part and the Tenant is responsible for the insurance premium applicable thereto.

## ANYTHING ELSE I NEED TO KNOW?

- **EPC:** The property has a rating of B/48.
- **REPAIRS:** Full Repairing and Insuring Lease.
- **SERVICES:** The property benefits from mains water, gas and electricity.

## WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment NT3 01482 218299. Details Subject to Clients Approval. Date: February 2022. File Ref: A2360.



**Unit 9, Waterside Business Park,  
Livingstone Road,  
HESSLE, HU13 OEG  
Tel: 01482 218 299  
Fax: 01482 218 272  
JACQUI TROTT 07912 177 881  
EMAIL: jacqui@nt3.co.uk**

**IMPORTANT:** nt3.co.uk Chartered Surveyors for themselves and for the Sellers or Lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline for the guidance of intending Buyers or Lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary planning permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending Buyers or Lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of nt3 Chartered Surveyors or associated companies has any authority to make or give any representation or warranty whatever in relation to this property; (iv) any prospective Buyers or Lessees must satisfy themselves independently as to the incidence of VAT in respect to any transactions; (v) nt3 Chartered Surveyors does not provide any legal, financial or other advice. If you are in any doubt, contact us and also please seek independent professional advice. Postcodes cited will require confirmation via Royal Mail.