

**Topham
Larard**

COMMERCIAL

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

TO LET

173.08 sq m (1,863 sq ft)

Workshop with Yard



**10 West Dock Street
Hull
HU3 4HH**

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

Located fronting West Dock Street adjacent to its junction with Subway Street situated approximately 1.5 miles to the west of Hull City Centre. The premises are in an established commercial area with very good access to the A63 Clive Sullivan Way and also a short distance from the facilities of Hessle Road which includes Asda Supermarket.

Description

The premises comprise a steel portal framed industrial unit with roller shutter access door to the front into a mainly open plan production area. They have low energy lighting and three phase electricity. A reception/office is located to one corner with door to the front. A steel staircase leads to a mezzanine office with window to the front elevation. The property has been used for food use and has part panelled walls and drainage in the concrete floor.

Externally the premises benefit from having an enclosed concreted yard with gates to West Dock Street.

Accommodation

Ground Floor	162.59 sq m	(1,750 sq ft)
First Floor Office	10.71 sq m	(112 sq ft)

Tenure

The premises are offered by way of a new lease subject to a preferred term of six years on effective full repairing and insuring terms.

Business Rates

Our enquiries indicate the premises are listed as follows:-

Factory and Premises Rateable Value £11,250

The premises therefore qualify for small business rates relief and a qualifying tenant will be exempt from the payment of business rates.

VAT

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

Fixtures and Fittings

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

**Rent**

The premises are available by way of a new lease at a rent of **£16,500 per annum** payable monthly in advance and exclusive of all other outgoings.

Viewings

Strictly by appointment through the Sole Agents

Topham Larard Commercial

The Old Hay Loft

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