

TO LET

84 NEWLAND AVENUE

HULL, EAST RIDING OF YORKSHIRE, HU5 3AB



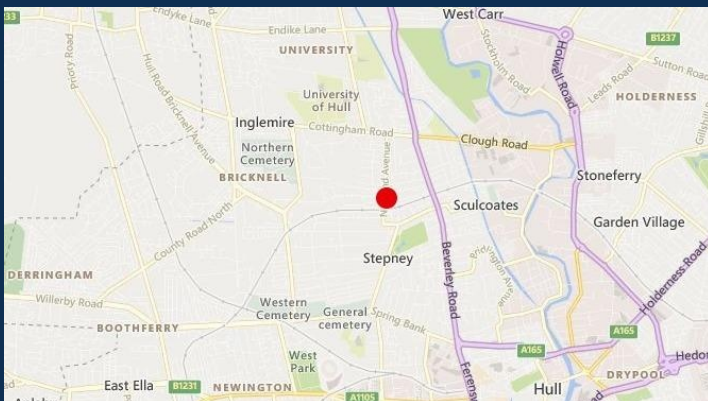
Rent - £9,500 per annum

RETAIL

373 sq.ft. (34.65 sq.m.)

Property Features

- Ground floor shop unit 373 sq.ft. (35 sq.m.) gross internal area.
- Sought after secondary retail location.
- Situated amongst a variety of regional and national traders.
- Available on a new lease.



Enquiries

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Location

The property is situated on Newland Avenue which is one of the most popular secondary retail locations within the Hull area and is located approximately 1½ miles north of the Kingston upon Hull City Centre. The surrounding area has a large student population due to the close proximity of Hull University and also includes various national, regional and local traders including Sainsburys at Jacksons, Ladbrokes Bookmakers, Cooplands the Bakers, and Boots the Chemist.

Description

The property comprises of a ground floor lock up shop unit which includes suspended ceiling with LED lights, open plan office area and rear store with staff wc facilities and a tea point. To the front of the shop there a large display window with an electric security roller shutter. The premises benefit from use class E, which can be utilised for retail, office professional services or café and restaurant falling under use class E.

Service Charge

There is no service charge implemented on this property.

EPC Rating



Services

We believe that all mains services are connected to the property. Interested parties are advised to make their own independent enquiries.

Business Rates - 2023/24

RATEABLE VALUE	RATES PAYABLE
£8,300	

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

From 1 April 2019 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

£9,500 per annum (nine thousand five hundred pounds).



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www.garnessjones.co.uk

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