



COMMERCIAL

Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents

TO LET

Self Contained Office Suite



**198 Willerby Road
Hull
HU5 5JW**

Topham Larard Commercial

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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 premises are situated fronting Willerby road close to its junction with Manor Road being approximately four miles west of Hull City Centre. Willerby Road together with Spring Bank West form one of the main arterial routes out of the City to the western suburbs and therefore provides good links in and out of the City. The premises are located adjacent to the Manor Farm Family Public House above a ladies boutique in a long established local retailing parade which includes the ladies boutique, Pharmacy, family butcher, large electrical retailer, two convenience stores one incorporating a General Post Office as well as other retailers and hot food takeaways. The premises are in a popular suburb west of the City and Willerby Road provides on street car parking along its length some of which is time restricted.

Description

The property comprises a self contained office suite with ground floor entrance door into a staff room/kitchen where there are separate male and female wc. A staircase leads to the first floor which is split and provides two rooms to the front and one larger rear room all of which have upvc windows, suspended ceilings, LED lighting and gas fired central heating to panel radiators. The premises are in the process of being refurbished and therefore will be presented in a very good state of repair and condition. The property is accessed via a private footpath with entrance gate directly adjacent to the car park of the Manor Farm public house.

Accommodation

Ground Floor

Kitchen	7.71 sq m	(83 sq ft)
WC	-	-

First Floor

Front Room 1	13.19 sq m	(142 sq ft)
Front Room 2	5.95 sq m	(64 sq ft)
Rear Room	19.60 sq m	(211 sq ft)

Business Rates

The premises have most recently been upgraded to provide a first floor office suite therefore a new rating assessment will be required. It is anticipated that it will be less than £12,000 therefore the premises would qualify for small business rates relief and a tenant could therefore be eligible for exemption from payment of rates. Interested parties should liaise with the local rating authority Hull City Council.

EPC

The premises are presently being refurbished and a new EPC will be provided once the property has been upgraded.

**Terms**

The premises are offered by way of a new lease for a minimum term of three years subject to internal repairing tenants liability which will include all entrance doors and windows forming part of the property.

Fixtures and Fittings

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

VAT

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

Rent

The premises are offered on the terms detailed above at a rent of **£5,200 per annum exc** paid monthly in advance and exclusive of all other outgoings.

Viewings

Strictly by appointment through the Sole Agents

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The Old Hayloft

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Tel No 01482 650000

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