

TO LET

**91 SPRING BANK
HULL
HU3 1BH**

- Large ground floor retail unit with return frontage.
- Situated in a prominent position on one of Hull's main arterial routes.
- Accommodation comprises sales area with rear stores and w/c facilities.
- Electric roller shutters to the front.
- Available on a new lease.



RETAIL

962 sq.ft. (89.37 sq.m.)

Price / Rent
£10,750 per annum

Enquiries

Paul White
DDI: 01482 312366
paul.white@garnessjones.co.uk

Zoe Clarvis
DDI: 01482 312367
zoe.clarvis@garnessjones.co.uk

**GARNESS
JONES**

Chartered Surveyors
www.garnessjones.co.uk
01482 564564

Location

The property is situated in a prominent position at the junction of Park Street and Spring Bank, which is one of Hull's main arterial routes. The property is situated approximately 1/2 a mile from Hull City Centre and is within close proximity to St. Stephen's Shopping Centre.

Description

The property comprises an end terraced ground floor retail unit, which has recently operated as a motorbike shop. The accommodation comprises ground floor sales area with rear storage and w/c facilities provided to the rear. The property also includes electric roller shutters to the front and side, gas central heating and suspended ceiling. There are separate accesses to Park Street and Spring Bank elevations.

Accommodation

	SQ FT	SQ M
Ground floor sales area	759	70.51
Rear store	101	9.38

The above measurements are based on net internal areas.

Service Charge

There is no service charge implemented on this property.

Services

We believe mains electric, gas, water and drainage are connected to the premises however interested parties are advised to make their own independent enquiries.

EPC Rating



Business Rates - 2018/19

RATEABLE VALUE	RATES PAYABLE
£6,700	

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

From 1 April 2018 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

A new lease is available for a minimum term of 5 years at a rent of £10,750 per annum. A quarter's rent will be payable in advance with the rent thereafter paid monthly in advance.

GARNESS JONES
CHARTERED SURVEYORS
79 Beverley Road, Hull, HU3 1XR

