



Mon Closed
Tues 10am - 4pm
Wed 10am - 4pm
Thurs 10am - 4pm
Fri 10am - 4pm
Sat 10am - 1pm



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To Let

213 Chanterlands Avenue, Hull HU5 3TP

- Large ground floor retail premises.
- Available on breand new lease terms.
- Suitable for a variety of uses.
- Situated in prominent position.

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Location & Situation

The property is situated on Chanterlands Avenue approximately two miles west of Hull city centre. Chanterlands Avenue is a popular area of Hull known locally as "The Avenues" and features a vibrant mixture of retailers, leisure and Victorian houses.

Description

The property comprises of a large ground floor retail unit recently used as an art gallery and is suitable for a variety of both retail and office purposes.

Towards the rear the property benefits from a kitchenette and W/c as well as access from the rear for loading and unloading.

The property has been partitioned to create a rear store area however the entire space can be opened up or create a smaller storage area towards the rear.

Accommodation

The entire accommodation comprises of approximately 1,124 sq. ft (104.42 sq. m).

EPC

Further details available upon request.

Planning

We understand the property benefits from use class E.

Services

We understand gas, electricity, water and drainage are connected to the premises.

Business Rates

We understand the property has a rateable value of £9,300. Interested parties are advised to contact the local authority to determine the accuracy of the business rates.

VAT

We understand VAT is not payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.

Price/Terms

The property is available on brand new lease terms at an asking rent of £11,250 per annum exclusive. Viewings made strictly through us as sole agents.

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