



To Let

235 Holderness Road, Hull HU8 8TB

- Suitable for a variety of uses.
- Situated in prominent position.
- Ground floor retail with upper floor ancillary storage.
- Available on brand new lease terms at £12,000 per annum.

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Location & Situation

The property is situated along Holderness Road approximately 0.8 miles north east of Hull city centre. The immediate area comprises a mixture of residential and various local businesses situated along Holderness Road including the Kingston Shopping Park that is located close by.

Holderness Road is one of Hull's main arterial routes to and from the city with plenty of vehicle and pedestrian traffic passing by on a daily basis.

Description

The property comprises of a ground floor retail premises with kitchenette and W/c facilities situated towards the rear. Additionally the property benefits from first and second floor ancillary storage.

The property could be utilised for a variety of uses and is situated in a prominent position along Holderness Road

Accommodation

The ground floor accommodation comprises of the following areas:

Ground Floor - 705 sq. ft (65.47 sq. m)
First Floor - 388 sq. ft. (36.05 sq. m)
Second Floor - 308 sq. ft. (28.60 sq. m)

Total: 1,401 sq. ft. (130.12 sq. m)

EPC

Details pending.

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/Council Tax

We understand the rateable value for the retail unit is £2,900. Interested parties are advised to check the accuracy of the above figure by contacting the local authority.

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 a rent of £12,000 per annum exclusive.

Viewings strictly through appointment via us as sole letting agent.

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