



To Let

215 Chanterlands Avenue, Hull HU5 3TP

- **Ground floor retail premises.**
- **Suitable for a variety of uses.**
- **Available on brand new lease terms.**
- **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 ground floor retail unit recently used as a beauty salon and is suitable for a variety of both retail and office purposes.

The property also benefits from an additional room and W/c facilities upon the first floor that are accessible via the communal stairwell for the upper flats.

Accommodation

The entire accommodation comprises of approximately 544 sq. ft (50.56 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 £5,600. 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 £7,500 per annum exclusive. Viewings made strictly through us as sole agents.

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