



To Let

421 Hessle Road, Hull HU3 4UD

- Large ground floor retail unit.
- Suitable for a variety of uses.
- Situated close to Asda superstore with rear parking.
- Available on brand new lease terms.

BARKER
PROPERTY CONSULTANTS

www.barkerproperty.uk



Location & Situation

The property is located along Hessle Road approximately 2.5 miles west of Hull city centre. The surrounding area comprises of various local and well renowned retailers including Asda and Starbucks as well as residential accommodation close by.

Description

The property comprises of a large ground floor retail unit that is suitable for a variety of retail, office and storage purposes.

The ground floor provides ancillary storage accommodation towards the rear including a kitchen area and rear W/c. The unit has the benefit of return frontage along Gillet Street and electric roller shutters along the front alongside off-street parking at the rear.

Accommodation

The total accommodation comprises approximately 900 sq. ft (83.61 sq. m).

EPC

We understand the property has an EPC rating of C.

Planning

We understand the ground floor retail unit benefits from use class E.

Services

We understand electricity, water and drainage are connected.

Business Rates

We understand the rateable value for the property is to be £7,600.

Interested parties are advised to check the accuracy of the above figure by contacting the local authority.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price/Terms

The unit is available on brand new lease terms at £10,500 per annum exclusive.

Viewings strictly by appointment through us as sole letting agents.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: jonathan@barkerproperty.uk

BARKER
PROPERTY CONSULTANTS

www.barkerproperty.uk

Disclaimer: Barker Property Consultants Limited gives notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; (iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; (iv) no employee of Barker Property Consultants Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (v) all rents and prices quoted in these particulars may be subject to VAT in addition.