



To Let

271-273 Holderness Road, Hull HU8 8TD

- Suitable for a variety of uses.
- Situated in prominent position.
- First & second floor office with kitchen and W/c facilities.
- Available on brand new lease terms at £1,200 per month.

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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 first and second floor office premises recently refurbished and situated above a long established jewellers. The property benefits from separate access immediately from Holderness Road as well as rear access.

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

Accommodation

The ground floor accommodation comprises of the following areas:

First Floor - 823 sq. ft (76.34 sq. m)
Second Floor - 489 sq. ft (45.38 sq. m)

Total: 1,321 sq. ft. (121.72 sq. m)

EPC

We understand the EPC rating for the property is "B" on the register.

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

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 £14,400 per annum exclusive.

Viewings strictly through appointment via us as sole letting agent.

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