



To Let

228 Hull Road, Hessle HU13 9NH

- Ground floor office.
- Suitable for a variety of uses.
- Within walking distance of Hessle Square.
- Available from early December on flexible terms.

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Location & Situation

The property is located along Hull Road in Hessle approximately 0.6 miles east of Hessle Square. The surrounding area comprises predominantly residential alongside a number of local businesses close by.

Description

The property comprises of a ground floor rear office complete with kitchen and W/c facilities. The premises is configured to provide two office rooms with an entrance area and store cupboard. Additionally there is an external billboard to the side which could provide business advertising and is available subject to separate negotiation.

The property is suitable for a variety of uses including those operating within the health and beauty sector, professional services and general office purposes.

Accommodation

The accommodation is approximately 314 sq. ft (29.18 sq. m).

EPC

We understand the property has an EPC rating of C.

Planning

We understand the property benefits from use class E.

Services

We understand electricity, water, gas and drainage are connected. Electricity and water will be proportioned 60/40 with gas being the responsibility of the ingoing occupier.

Business Rates

We understand the entire ground floor has a rateable value £5,200. The property will require to be reassessed in order to provide two separate rating entries.

Legal Costs

The ingoing occupier will be responsible for preparation of the licence document approximately £250 plus VAT.

VAT

We understand VAT is not payable at the prevailing rate.

Price/Terms

The unit is available on brand new lease terms at £4,800 per annum exclusive.

Viewings strictly by appointment through us as sole letting agents.

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