

To Let

1-2 Alfred Street, Hull HU3 2DD

- **Large ground floor retail unit.**
- **Prominent position fronting the A63 Clive Sullivan Way.**
- **Suitable for a variety of uses.**
- **Available on brand new lease terms.**

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Location & Situation

The property is located on Alfred Street approximately 1.1 miles west of Hull City Centre. The property enjoys excellent frontage along the A63 Clive Sullivan Way which is Hull's main thoroughfare connecting the city to the West and East.

The immediate area comprises of various businesses alongside residential situated nearby and directly above the property.

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 comprises of two rooms fronting the A63 with two further rooms providing ancillary storage accommodation towards the rear. Additionally the property benefits from a kitchen area and rear W/c.

The property has the benefit of return frontage along Alfred Street and electric roller shutters and is highly visible along A63 Hessle Road/Clive Sullivan Way.

Accommodation

The total accommodation comprises approximately 814 sq. ft (75.65 sq. m).

EPC

We understand the property has held an EPC rating of B on the register.

Service Charge

We understand no service charge is payable on this property.

Planning

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

Services

We understand three phase electricity, gas, water and drainage are connected.

Business Rates

We understand there are two rating assessments connected to this property with a total rateable value of £5,475.

Small business Rates relief is available and interested parties are advised to check the accuracy of the above figure by contacting the local authority Hull City Council.

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 £8,000 per annum exclusive.

Viewings strictly by appointment through us as sole letting agents.

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