

penrose
commercial

Luxe Flooring

Carpet | Laminate | Vinyl | LVT

Tel: 298825

 Luxe Flooring



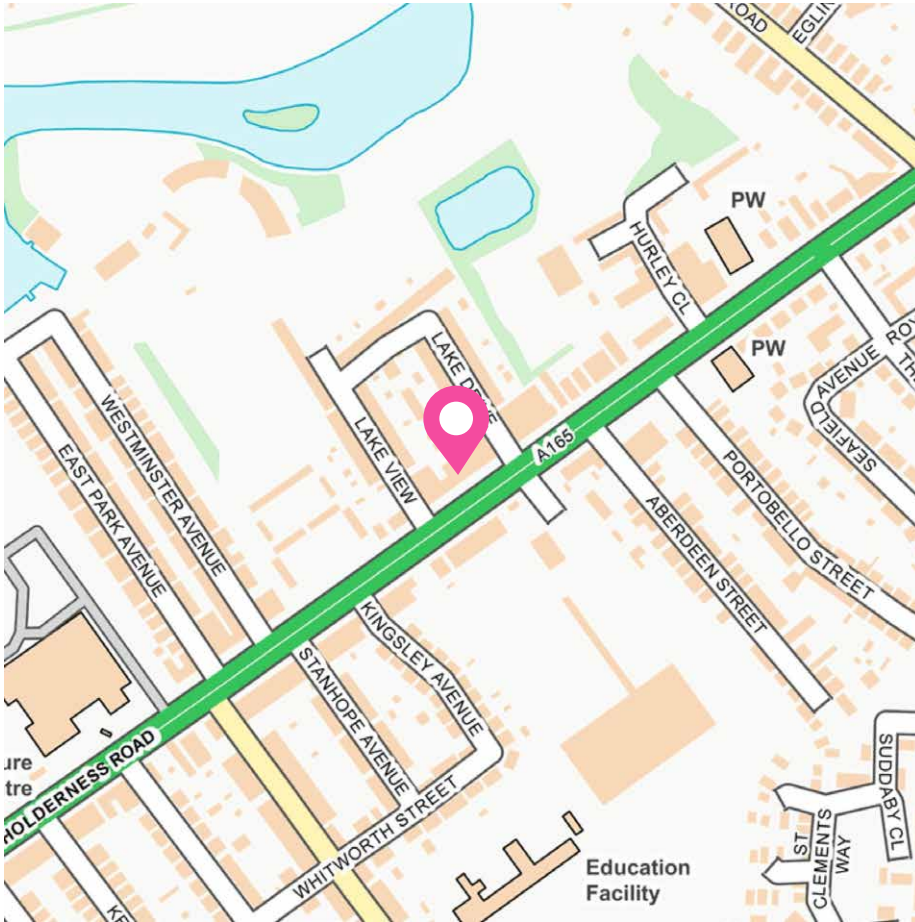
To Let / May Sell

70.97 sq m (764 sq ft)

619 Holderness Road

Hull, HU8 9AA

RETAIL



- Ground floor retail unit
- Centrally positioned in a well-established shopping parade
- Located on one of Hull's busiest main arterial roads
- Ideal for a variety of occupiers
- Available on new lease

Location

Holderness Road is one of Hull's main arterial roads carrying substantial volumes of traffic in and out of Hull City centre at all times of the day. Throughout its length, Holderness Road comprises many busy shopping parades which serve the needs of the heavily populated local residential areas together with substantial passing trade throughout the day.

619 Holderness Road is located on the North side of Holderness Road in a well-established parade of shops directly opposite Morrisons Supermarket and East Park Health Care Practice

Description

The property comprises of open plan retail accommodation, with potential additional sales, store and WC. To the front of the unit is a large forecourt.

Accommodation

The property comprises the following accommodation. All net internal measurements / areas are approximate.

Sales		
Maximum Shop Width	5.19m	17.03 ft
Maximum Shop Depth	10.22m	33.53 ft
	Sq m	Sq ft
Total Sales Area	53.0	571
Store / additional sales	17.97	193
Store / WC		
TOTAL	70.97	764

Terms

The property is available on a new lease on the following terms.

Lease Term

3 years or longer.

Rent

£8,500 per annum exclusive of rates, plus VAT and all other outgoings, payable quarterly in advance.

Repairs and Insurance

The tenant will be directly responsible for all internal repairs, maintenance and decoration of the shop front. The tenant will also contribute to the maintenance of the exterior and main structure. The landlord insures the building and the tenant will reimburse a fair proportion of the insurance premium applicable to the unit.

VAT

The property is subject to VAT with all payments to the landlord subject to VAT

Business Rates

The tenant will be responsible for the payment of rates. Internet enquiries reveal the property currently has a rateable value of £5,400 with the rate in the pound for 2023/24 of 49.9p. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal. Some tenants may not be liable for rates payment (subject to conditions).

EPC

A copy of the Certificate and Recommendation Report is available on request. The current EPC assessment is D81.

D 81

Freehold Sale

The freehold, to include the first/second floor flat which is let on 125-year lease at a peppercorn, may be available at offers over £82,500 plus VAT

Contacts for viewings

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACT

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