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To Let

58.4 sq m (629 sq ft)

133 Newland Avenue
Hull, HU5 2ES

RETAIL





- Attractive retail unit with first floor flat above
- Very busy and much sought after retail location
- Bustling daytime and evening trade
- Within close proximity of cafes, bars and restaurants
- Available on a new lease
- Very competitive rent

Location

Newland Avenue is one of Hull's busiest retailing areas, serving a high density of surrounding residential properties. Trade in the area is boosted substantially by a large student population which generates additional trade throughout the day and into the evening.
Newland Avenue has developed into one of Hull's leading leisure districts, incorporating many bars, cafes and restaurants, creating a lively cosmopolitan atmosphere.
133 Newland Avenue is located in a very prominent position in the prime trading area of the street.

Description

The property comprises a ground floor lock up retail unit, with a first floor flat currently generating £6,000 pa.

Accommodation

The accommodation briefly comprises (all areas and dimensions approximate):

	Sq m	Sq ft
Sales Area	53.76	579
Tea Making	4.63	50
Plus W.C. Plus first floor flat		

Terms

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

Rent

The rent for the whole property is £17,500 per annum, exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance by Bankers Standing Order. The tenant will have the right to use the first floor in connection with their business should the flat become available, or can sub-let the flat on an AST. Please note that the flat is currently let at £6,000 per annum.

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The Ergo, Bridgehead Business Park
Meadow Road, Hessle, HU13 0GD

T : 01482 250000
W : penrosecommercial.co.uk

RICS
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Lease Term
By negotiation.

Repairs
The tenant is responsible for maintenance to the property.

Insurance
The Landlord insures the building and the Tenant will reimburse the premium applicable thereto.

VAT
Not applicable.

Business Rates
The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property is currently assessed as a whole and has a rateable value of £12,750 which is subject to the current rate of 43.2 pence in the pound for year commencing April 2026. 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.

EPC
A copy of the Certificate and Recommendations Report is available on request.
Rating B (45)

B 45

Contacts

Matt Penrose
01482 250103
07736 839043
matt@penrosecommercial.co.uk

Oliver Penrose
01482 250104
07745 089983
oliver@penrosecommercial.co.uk

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