



penrose

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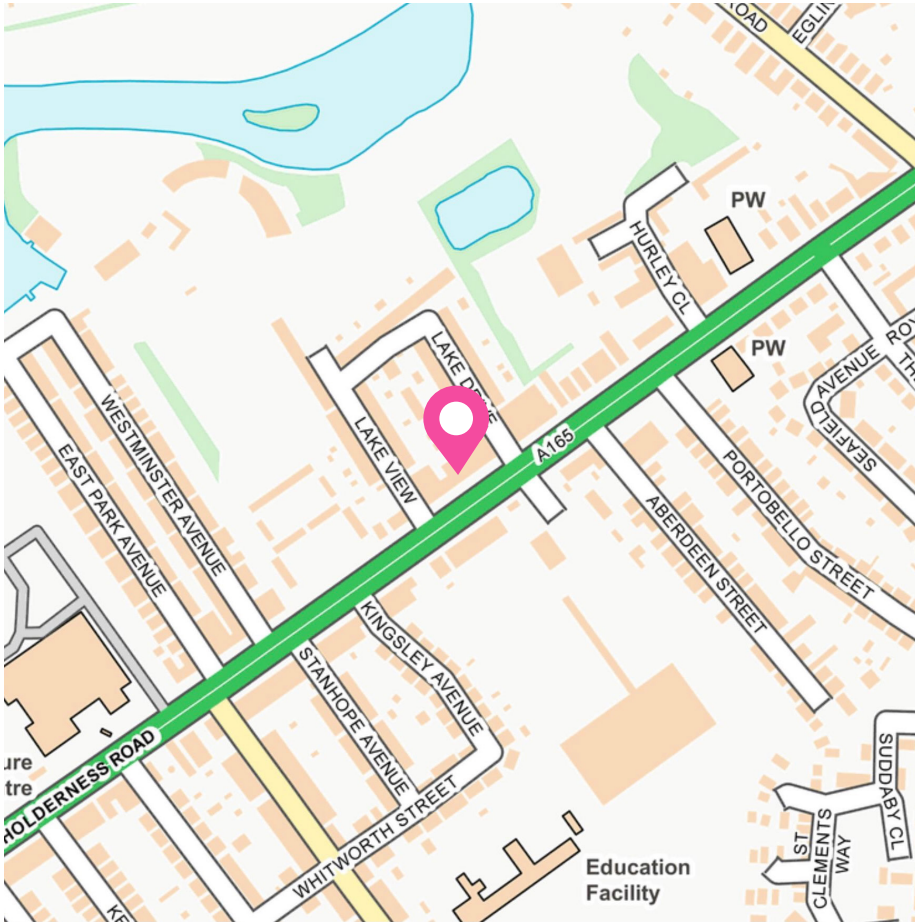
Euras
INDIAN RESTAURANT

Multiple 'SORRY WE ARE CLOSED' signs are posted in the windows and door of the blue storefront. The signs feature a person in a red jacket and the text 'WHEN THE FUN STORES STOP'. A small sign in the door provides contact information for the business.

To Let
53 sq m (517 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, opposite Morrison's Supermarket
- 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 is serviced by many busy shopping parades which serve the needs of the heavily populated local residents together with passing trade and traffic throughout the day.

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

Description

The property comprises of a ground floor retail unit with air-conditioned open plan retail accommodation, customer toilets and staff facilities. To the front of the unit is a substantial forecourt.

Accommodation

The property comprises the following accommodation. All net internal measurements 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	571
Customer WC's & Staff facilities		
TOTAL	53	571

Terms

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

Lease Term

3 years or longer.

Rent

The commencing rent for the property is £7,500 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 premises. Externally, the tenant will also be responsible for the shop front and provide a fair contribution to the other external parts. 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.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property currently has a rateable value of £5,000 for 2021/2022 which is subject to a rate in the pound of 0.499. 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.

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Contacts

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July 2021

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACT

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