



To Let / May Sell

191.87 sq m (2,065 sq ft)

256-258 Holderness Road
Hull, HU9 2HX

RETAIL



- Substantial double retail unit
- Located on one of Hull's busiest main arterial roads
- Located close to a number of multiple traders
- Ideal for many types of retail use, subject to any necessary permissions
- 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. The area is well represented by many of the UK's major high street and multiple traders with a good mix of local and regional occupiers. 256-258 Holderness Road is situated in one of the busiest retailing parades where adjacent occupiers include One Stop, Cooplands, Savers and Barclays Bank.

Description

The property comprises of a ground floor double retail unit which has been substantially adapted and extended to provide large open plan retail accommodation with ancillary storage and staff facilities. Rear goods servicing is accessed from Holland Street.

Accommodation

The accommodation measured on a Net Internal Area basis and briefly comprises:

	Sq m	Sq ft
Ground Floor		
Sales area to include office and staff kitchen	191.87	2,065
Rear store		
Staff WC		

Terms

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

Rent

The commencing rental for the property will be £20,000 per annum, plus rates, VAT and all other outgoings, payable quarterly in advance.

Lease Term

5 years or longer, subject to 5 year rent reviews.

Repairs

The Tenant will be directly responsible for all internal repairs and maintenance of the shop front, the tenant will also contribute a fair proportion of Landlord's costs in respect of external and main structure maintenance and decoration.

Insurance

The Landlord insures the building and the Tenant will reimburse a fair proportion of the insurance premium applicable to the unit.

VAT

VAT applies to all payments under the lease.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £23,000. Interested parties are advised to confirm the accuracy of the above information by contacting the Local Authority directly and to ascertain whether transitional relief is 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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Alternatively - For Sale

The freehold interest including the first floor (which is subject to a residential tenancy at £395 / calendar month) is available. Further details on request.

Contacts

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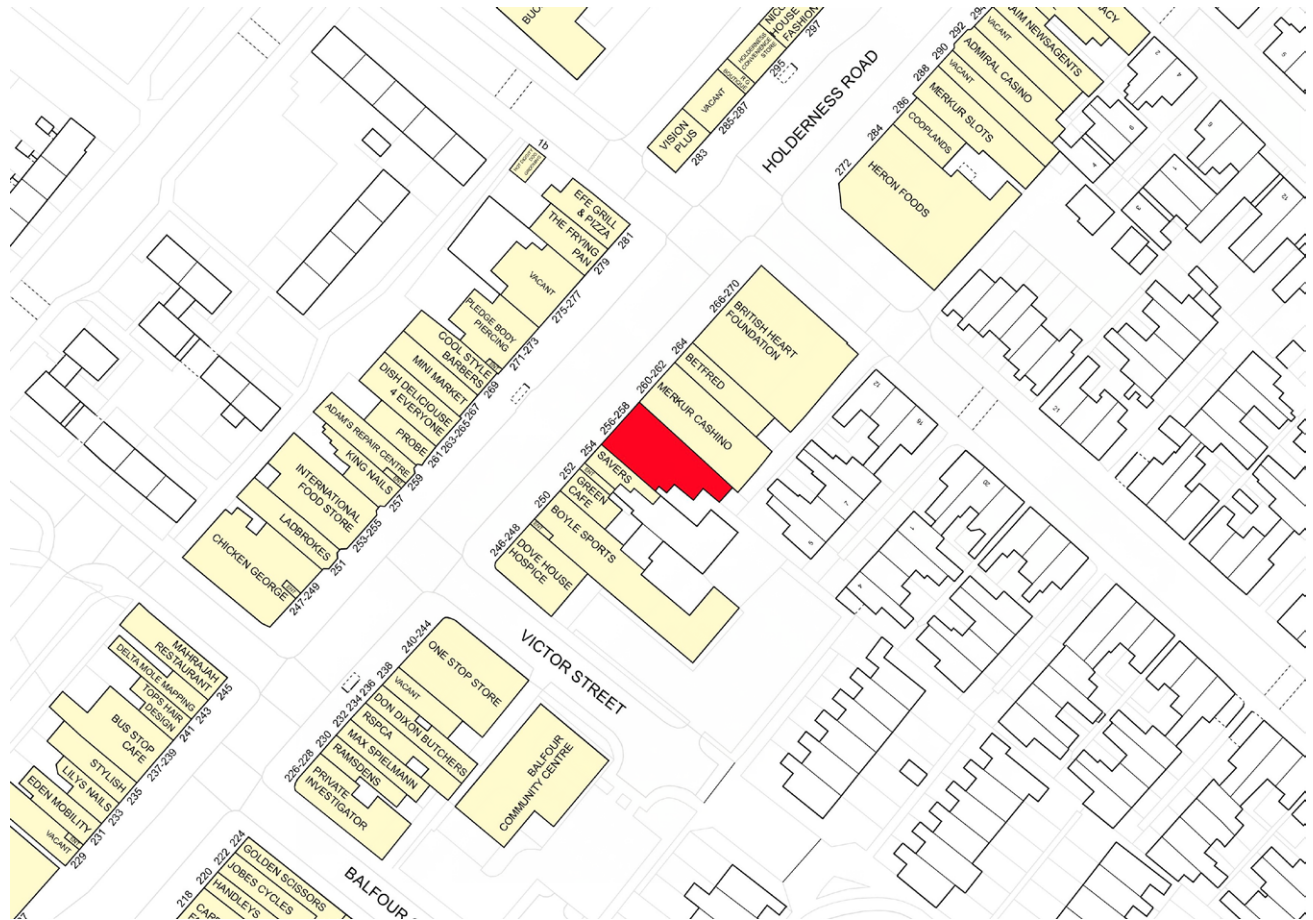
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