

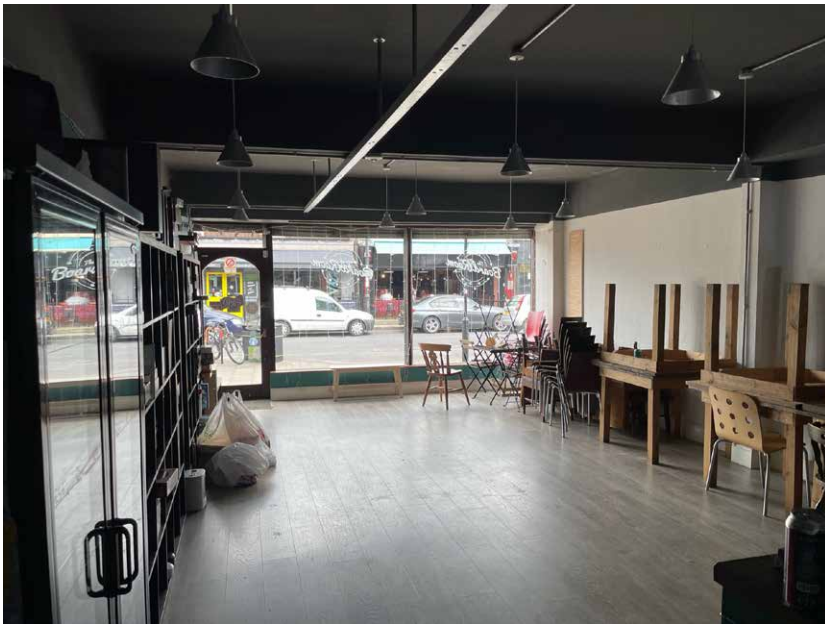
penrose



To Let
54.90sq m (591 sq ft)

135 Newland Avenue
Hull, HU5 2ES

RETAIL



- Attractive retail unit/former licensed café with first floor flat above
- Very busy and much sought after retail location
- Bustling daytime and evening trade
- 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. 135 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.

Accommodation

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

	Sq m	Sq ft
Sales Area	53.4	575
Store Room	1.5	16
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 £14,995 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, or can sub-let the flat on an AST, and is currently sub-let at £3,600 pa.

Lease Term

By negotiation.

Repairs

The tenant will be responsible for all internal and external repairs, maintenance and decoration 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 £11,750 which is subject to the current rate of 49.9 pence in the pound for year commencing April 2022. 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 D (80)

D80

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACT

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