

**To Let** 82 sq m (883 sq ft)

293 Hessle Road Hull, HU3 4BQ

**RETAIL** 





- Attractive spacious retail unit
- Additional substantial storage area
- Busy sought after retailing location
- Convenient on street parking
- Electric roller shutter to the shop front
- Available with the benefit of a new lease

## Location

Hessle Road is one of Hulls busiest and most popular retailing areas and is represented by a number of national and regional multiple traders. 293 Hessle Road is located on a busy parade of shops within close proximity to Winfield's, Heron Foods & Cooplands Bakery.

# Description

The unit comprises of a spacious and attractive ground floor retail unit with additional staff and storage facilities. There is the added benefit of a security shutter fitted to the shop front.

## Accomodation

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

Ground Floor		
Internal shop width	4.16m	13′8″
Internal shop depth	11.17m	36′8″
Secondary sales/stores	4.31m (14'2")	6.07m (19′11″)
Tea Making	3.32m (10'11")	4.46m (14′8″)
Incorporating WC		
Ground Floor Total	82 sq m	883 sq ft

## Terms

The property is available to let on the following terms and conditions subject to a formal lease.

## Lease Term

By negotiation



### Rent

The commencing rental for the ground floor will be based on £6,500 pa exclusive of rates and all outgoings payable quarterly in advance by Bankers Order. VAT is not applicable.

# Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises together with a fair proportion of landlord's costs in respect of the repair/maintenance of the exterior of the property. The Landlord insures the building only, of which the premises form part and the Tenant is responsible for the property insurance premium applicable thereto.

### **Business Rates**

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £4,250 for 2023/2024 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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