

penrose



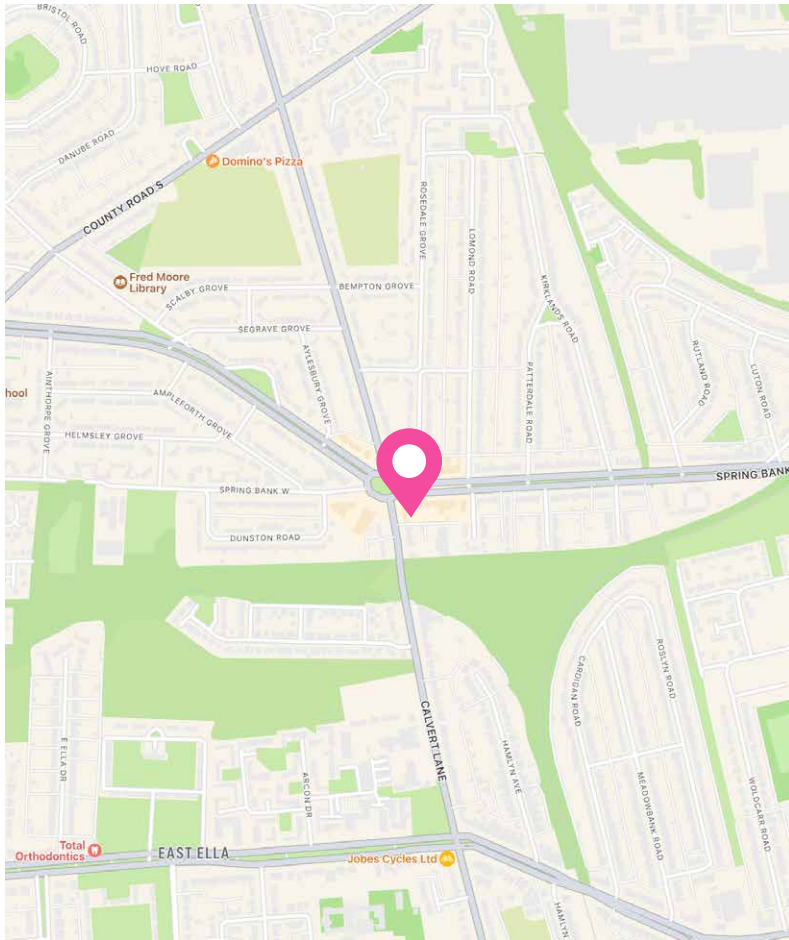
To Let

42.7 sq m (459 sq ft)

Shop Unit 3, 949-953 Spring Bank West
Hull, HU5 5BE

RETAIL

- Prominent retail unit
- Extremely busy junction/main road location
- Rear vehicle access for servicing
- Attractive shop front
- Located on a busy parade of shops represented by a varied mix of traders



Location

Spring Bank West is an extremely busy main arterial road which, together with Spring Bank, carries large volumes of traffic in and out of Hull City Centre at all times of the day.

949-953 Spring Bank West is an attractive development of retail units which are located at the very busy junction with Calvert Lane. Unit 3 is situated in an exceptionally prominent corner position, overlooking both Spring Bank West and Calvert Lane.

Description

The property offers an attractive retail unit with excellent display windows. There is vehicle access to the rear of the premises for servicing purposes and an enclosed rear yard with security fencing.

Accommodation

The property comprises the following accommodation. All net internal measurements are approximate and in line with current RICS regulations:

Ground Floor	Sq m	Sq ft
Sales Area	42.70	459
Plus WC		
Externally - Enclosed rear yard		

Terms

The property is available to rent on the following terms and conditions, subject to formal lease.

Lease Term

3 years in multiples of 3 years.

Rent

The commencing rental for the unit will be based on £7,500 per annum, exclusive of rates, VAT and all outgoings, payable quarterly in advance by Bankers Standing Order.

VAT

VAT is applicable, therefore all payments to the Landlord will be subject to VAT.

Repairs & Insurance

The tenant will be responsible for all internal repairs and decorations to the demised premises, together with the external repairs and decoration to the shop front and fascia. The Landlord insures the building of which the premises form part and the Tenant is responsible for the reimbursement of the insurance premium applicable thereto.

Service Charge

The landlord is responsible for the repair and decoration to the exterior of the development and the common parts. The tenant reimburses a proportion of the cost by way of a service charge.

Business Rates

The tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £5,100 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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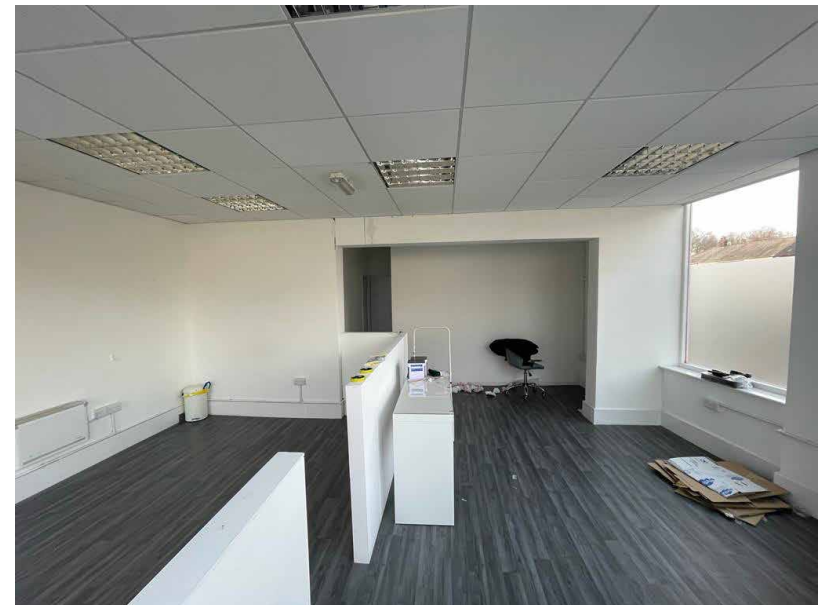
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February 2022

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