

penrose  
commercial

Creative  
VANDALS

Sprinkle Sisters

coffee FUELLED  
my milkshake  
brings all  
the boys  
to the  
yard  
Love and S

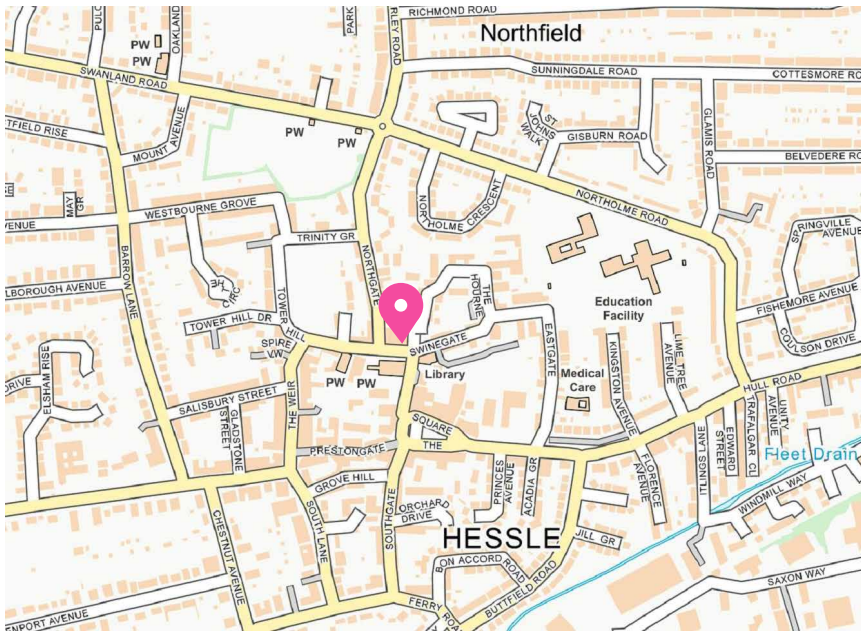
To Let

32.2sq m (347 sq ft)

13a Swinegate  
Hessle, HU13 9LG

RETAIL





- Attractive retail property
- Highly visible location
- Close proximity to Hessele Square together with a large public car park
- Nearby occupiers include Domino's Pizza and the local library

### Location

Hessele is one of West Hull's most popular villages which now forms a suburb directly connected to Hull. The area retains much of its old historic atmosphere and the shopping centre is represented by a varied mix of retailers ranging from individual to multiple traders. Hessele benefits from easy access to the Humber Bridge and motorway network. Swinegate is located to the north of Hessele. 13A is situated at the end of a busy parade of shops opposite All Saint's Church and the library, and visible from Hessele Square.

### Description

The property comprises an attractive ground floor lock up retail unit, most recently trading as a cake and coffee shop.

### Accommodation

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

	Sq m	Sq ft
Sales Area	22.2	239
Food Preparation	10.0	108
<b>Ground Floor Area</b>	<b>32.2</b>	<b>347</b>
Plus preparation area/store, lobby and WC.		

### Terms

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

### Lease Term

3 years or longer in multiples of 3 years.

### Rent

The commencing rental will be **£7,250 per annum**, exclusive of rates and all other outgoings, payable quarterly in advance by Bankers Order. VAT is not applicable.



## Repairs

The Tenant is liable for all internal repairs and decorations to the demised premises together with the shop front and all glazing, plus a fair proportion of Landlord's costs in respect of the repair/maintenance of the exterior of the building

## Rates

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property is awaiting reassessment. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property, or if the rateable value is under appeal.

## EPC

A copy of the Certificate and Recommendations Report is available on request. Rating E (112)

E 112

## Viewings and Further Information

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