

penrose



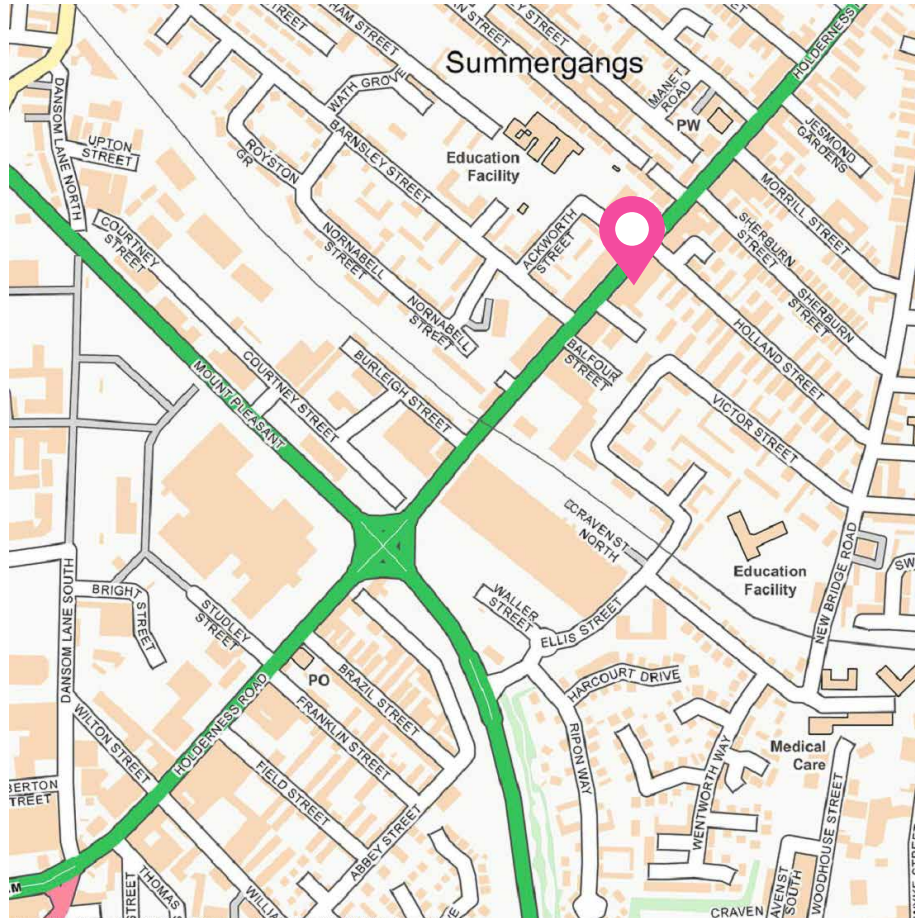
← 250 Holderness Road →

**For Sale / To Let**  
304.23 sq m (3,275 sq ft)

250 Holderness Road  
Hull, HU9 2HX

**RETAIL**

- Large ground floor retail unit
- Substantial storage facilities
- Located on one of Hull's busiest main arterial roads
- Ideal for many types of retail use
- Available on a new lease
- Available for sale freehold



### 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 multiple traders with a good mix of local and regional occupiers. 250 Holderness Road is situated in one of the busiest retailing parades where adjacent occupiers include One Stop, Cooplands Bakers, Savers & Barclays Bank. The front wide public footpath is currently undergoing a substantial renewal, which is due to complete in March 2022, and to the rear is a large public car park accessed from Victor Street.

### Description

The property comprises of a large ground floor retail unit with substantial open plan retail accommodation and sizeable storage facilities with staff amenities. To one side is a small yard accessed from the rear.

### Accommodation

The property comprises the following accommodation. All net internal measurements are approximate.

Sales		
Maximum Shop Width	9.17m	30'9"
Maximum Shop Depth	22.18m	72'8"
	Sq m	Sq ft
<b>Total Sales Area</b>	<b>180.63</b>	<b>1,944</b>
Store Room	123.60	1,330
WC & Staff Facilities		
<b>TOTAL GROUND FLOOR</b>	<b>304.23</b>	<b>3,275</b>

### Terms

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

### Lease Term

5 years or longer, with 5 year rent reviews.

### Rent

The commencing rental for the property is £25,000 per annum exclusive of rates, VAT (if applicable) and all other outgoings payable quarterly in advance.

## Repairs

The Tenant will be directly responsible for all internal and external repairs, maintenance and decoration of the premises.

## Insurance

The Landlord insures the building and the Tenant will reimburse the premium applicable thereto.

## Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property currently has a rateable value of £25,750 which is subject to the current rate of 49.9 pence in the pound for year commencing April 2021. 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.

Or alternatively the Freehold is available:

## Price

Offers are invited based on £250,000.

## VAT

VAT is applicable to this property.

## EPC

A copy of the Certificate and Recommendations Report is available on request.

**D92**

## Contacts

### Matt Penrose

01482 250103  
07736 839043  
matt@penroseccommercial.co.uk

### Oliver Penrose

01482 250104  
07745 089983  
oliver@penroseccommercial.co.uk



For identification purposes only. Boundaries must be confirmed with title deeds by interested parties.

January 2022

penrose

The Ergo, Bridgehead Business Park  
Meadow Road, Hessle, HU13 0GD

T : 01482 250000  
W : penroseccommercial.co.uk

#### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACT

Penrose Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) Penrose Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of Penrose Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

