



penrose

**To Let**

198.2 sq m (2134 sq ft)

Ground Floor, Ferriby Hall  
2 High Street, North Ferriby, HU14 3JP

**RESTAURANT**

- Ground floor restaurant set within Grade II Listed Georgian building
- Highly visible location
- On site shared car park for approximately 40 vehicles

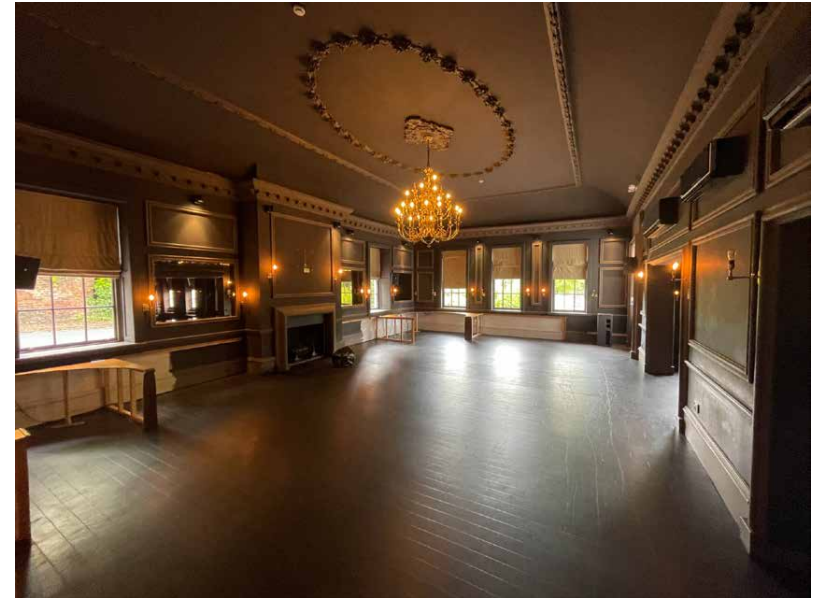
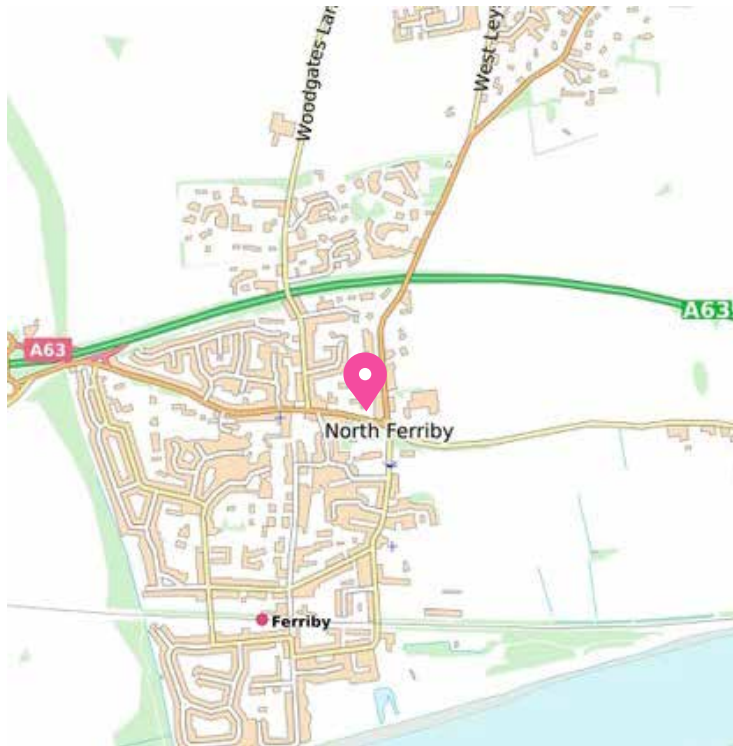
#### Location

North Ferriby is one of West Hull's most popular villages, having a population of approximately 4,000. It lies approximately 8 miles from Hull city centre and retains much of its old historic atmosphere. North Ferriby benefits from easy access to the Humber Bridge and motorway network.

High Street is the main thoroughfare through North Ferriby. Ferriby Hall lies at the junction with Swanland Hill, leading to Swanland.

#### Description

The property comprises an attractive ground floor restaurant, which previously traded for almost 30 years. There is an entrance/bar area together with the main restaurant and former kitchen, which requires refitting.



## Accommodation

The accommodation briefly comprises (all areas are approximate):

	Sq m	Sq ft
Restaurant and bar area	129.7	1,396
Former kitchen & stores	68.5	738
<b>TOTAL FLOOR AREA</b>	<b>198.2</b>	<b>2,134</b>

Plus customer WCs

## Terms

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

## Lease Term

10 years or longer in multiples of 5 years.

## Rental

The commencing rental will be £22,000 per annum, exclusive of rates and all other outgoings, payable quarterly in advance by Bankers Order. VAT applies to all payments under the lease.

## Repairs

The Tenant is liable for all internal repairs and decorations to the demised premises together with 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 currently has a rateable value of £20,750. 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

## Viewing and Further Information

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

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