

10 The Weir,
Hessle, HU13 0RU

TO LET

Mid-terrace retail unit

Providing large ground floor sales area
77.6 sq m (835 sq ft)

First floor 47.5 sq m (512 sq ft) &
attic room 310 sq ft (28.8 sq m)

The Weir offers a range of shops,
boutiques, professional and financial
service outlets and food & drink
premises

The property is available To Let as a
whole under the terms of a new lease
(to be negotiated)

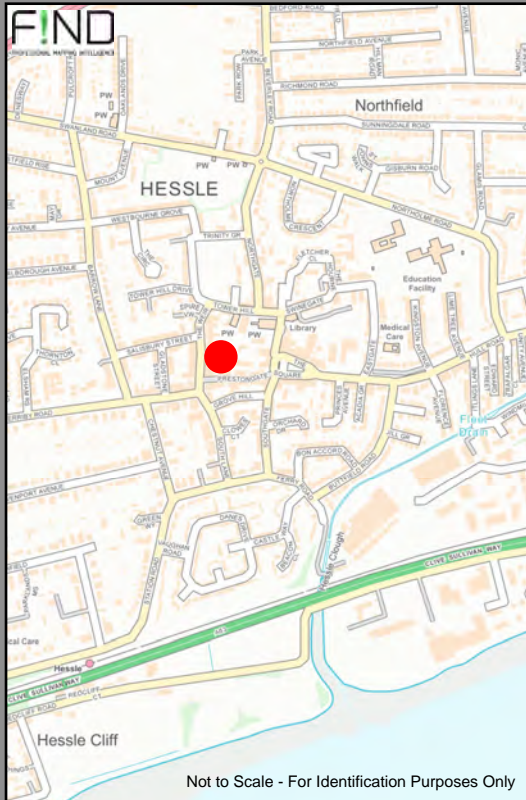
Rent on Application

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located on The Weir to the north of its junction with Prestongate. Hessle is located approximately 4 miles to the west of Hull City Centre.

The mid-terrace property is built to two-storey height under a pitched slate clad roof incorporating a dormer within the front elevation to serve the attic. The ground floor provides extended sales accommodation with internal staircase access to the first floor.

ACCOMMODATION

The front sales area has a width of approximately 16 ft 6 in (5.03 m) for a depth of approximately 31 ft (9.45 m). This then narrows to a width of approximately 9 ft 11 in (3.02 m) for a depth of 34 ft 10 in (10.62 m).

Net sales area 835 sq ft (77.6 sq m)

The first floor provides a front room, rear room, WC/shower room and kitchen of 512 sq ft (47.5 sq m) in total.

Attic room plus eaves store 310 sq ft (28.8 sq m).

Rear yard/patio area with pedestrian access.

LEASE TERMS

The property is available To Let under a new commercial full repairing and insuring lease on terms by negotiation.

RATEABLE VALUE

We understand the property is described as 'Shop & Premises' with a Rateable Value of £13,000 under the current 2017 Rating List.

ENERGY PERFORMANCE RATING: E

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596 or Chris Mason chris@scotts-property.co.uk 07850 002496

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