

Ground Floor, 176 Hesse Road,
Hull, HU3 3AD

TO LET

Leasehold retail opportunity

Ground floor sales extends to
38.3 sq m (412 sq ft) with stores
20 sq m (220 sq ft)

Upstairs flat available by way of
separate negotiation

Prominent roadside frontage

Previously A5 (now suis generis)
Takeaway licence in place

Incentives available

Guide Rent £8,000 p.a.

Scotts
01482 325634



Ground Floor, 176 Hessle Road,
Hull, HU3 3AD

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www.scotts-property.co.uk

LOCATION

Located on the north side of Hessle Road c.2 miles west of Hull City Centre. The shop forms part of an established parade of retail units with the benefit of adjacent on street parking.

The immediate area contains a mix of retail, commercial and residential properties. Nearby occupiers include Boyes department store, a Shell petrol station and Elliot Chappell Health Centre.

DESCRIPTION

The mid-terrace retail unit previously operated as Fish and Chip shop and includes associated fixtures such as a Hopkins frying range and an extraction system as well as A5 (now Sui Generis) consent in place.

The main sales benefits from a laminated tile flooring, ceramic tiled walls, and a suspended ceiling with integrated lighting. In addition to the main sales, the property contains ancillary storage to the rear.

Externally, the property benefits from an electric security shutter, a newly fitted shop front and rear access provided off Wellsted Street.

ACCOMMODATION

Ground Floor Sales 38.3 sq m (412 sq ft)

Stores 20 sq m (220 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £2,650 (2023 Rating List). Tenants may qualify for small business rates relief, subject to tenant status.

DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms by negotiation, guide rent £8,000 p.a.

ENERGY PERFORMANCE RATING: C

LEGAL COSTS

The incoming 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 Will O'Brien will@scotts-property.co.uk 07801 885302

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