

362 Holderness Road,  
Hull, HU9 3DL

# TO LET

Ground floor retail opportunity

Providing a total area  
of c.44 sq m (474 sq ft)

Situated in an established  
secondary retail location

The whole property is also available  
For Sale by separate negotiation  
at a guide price of £138,000

Popular Holderness Road location,  
close to the main retail parades

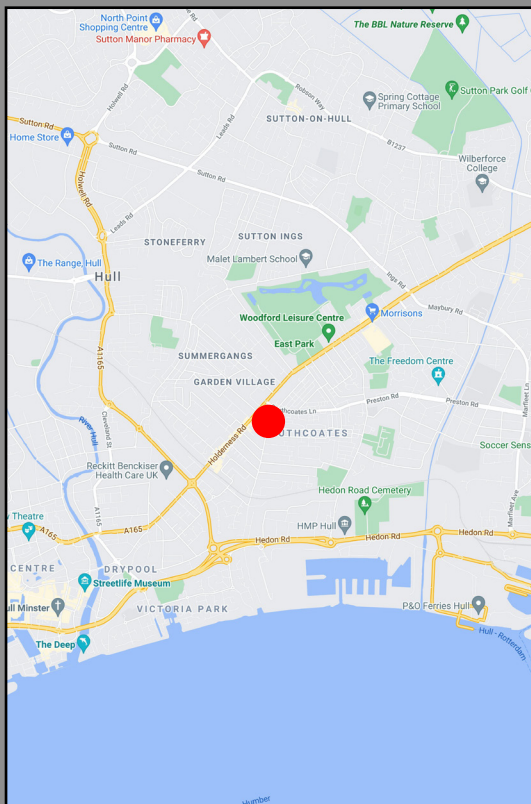
**Guide Rent £7,800 p.a.e.**  
(£150 per week)

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The property is located in Hull, East Yorkshire on the south side of Holderness Road, approximately 2 miles east of the City Centre. Holderness Road is a main arterial route to and from the east of the city and is close to the junction with Southcoates Lane. The location is anchored by many local, regional and national operators. The property sits immediately between local branches of William H Brown Estate Agents and Lovelle Estate Agents.

## DESCRIPTION

The property comprises a mid-terrace brick built premises providing a ground floor retail premises.

The vacant retail unit benefits from a glazed shop front, secured with an electric roller shutter. The main sales area is partitioned to provide a self-contained office, leading through to store/rear office, staff kitchen and WC. Premises are part carpeted, part vinyl floor complete with ceiling mounted strip lighting. The ground floor benefits from consent for uses within class 'E' (Commercial, Business and Service) including retail and financial/professional uses.

## ACCOMMODATION

Ground Floor Retail                      44.0 sq m (474 sq ft)

## LEASE TERMS

The ground floor accommodation is offered To Let on a new commercial lease by negotiation at a guide rent of £7,800 per annum.

The property is also offered For Sale at a guide price of £138,000. Inclusive of a tenanted first floor flat achieving £325 p.c.m. (£3,900 p.a.)

## RATEABLE VALUE

The ground floor element is described as 'Shop and Premises' with a Rateable Value of £4,250. The billing authority is City and County of Kingston Upon Hull under reference 10220001036204.

Occupiers may benefit from 100% small business rates relief, subject to tenant status.

## LEGAL COSTS

The ingoing tenant will be responsible for all legal costs incurred together with its own costs on a letting.

## ENERGY PERFORMANCE RATING: D

## FURTHER INFORMATION AND TO VIEW

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