

935 Spring Bank West,
Hull, HU5 5BE

TO LET (MAY SELL)

Office / Retail Opportunity

Currently comprises ground floor and
first floor offices

Providing a total area of
126.4 sq m (1,360 sq ft)

Rear private parking

Established neighbourhood retail
pitch with high volume of passing
traffic

Rent from £200 p.w.
(£10,400 p.a.)

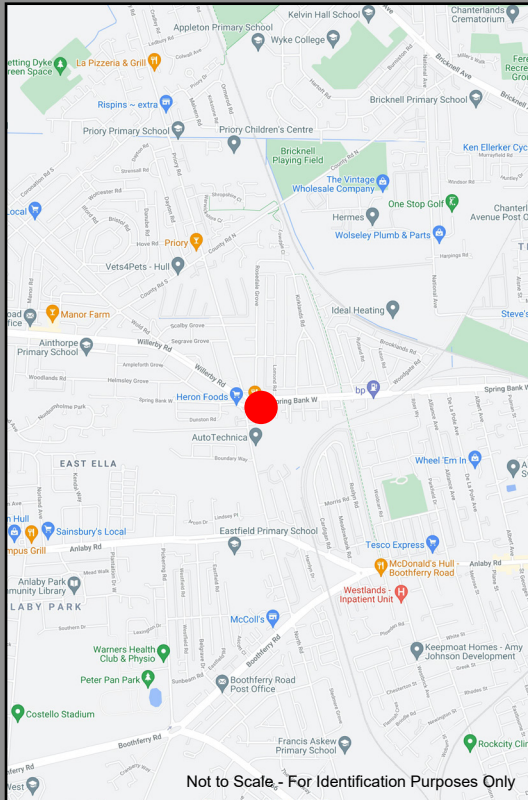
Guide Price on Application

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The subject property is situated on the south side of Spring Bank West approximately 1 mile from Hull City Centre forming an end of terrace property within an established parade of shop. Spring Bank West serves as one of the main access routes receiving high volumes of traffic and providing cross city connections into Hull and linking the west residential villages including Willerby and Cottingham.

There are a range of retail, takeaway and professional service operations in close proximity. Nearby operators include Heron Foods, Boots Pharmacy and Dove House.

DESCRIPTION

The property comprises a two-storey property of traditional brick construction under a pitched tiled roof. On the ground floor the property provides a main sales, meeting room, rear office, kitchen and WC. The first floor provides further office accommodation, storage room and WC. Internally the property is well presented and benefits from ceiling mounted strip lighting, carpeting and wall mounted radiators fed via a gas fired central heating system throughout. Externally, the property benefits from rear access to a private yard / space for c.3-4 parked vehicles secured with palisade fencing. At the front the property benefits from an external electric security shutter and a UPVC shop front incorporating a single entrance door.

ACCOMMODATION

Ground Floor		
Main Sales	31.6 sq m	(340 sq ft)
Kitchen	10.9 sq m	(118 sq ft)
Rear Office	26.9 sq m	(290 sq ft)
Meeting Room	17.6 sq m	(190 sq ft)
WC		
First Floor	39.4 sq m	(424 sq ft)
2 office rooms inc storage room & WC		
Total	126.4 sq m	(1,360 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £6,100. Under the current arrangements successful applicants may be eligible 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 at a Rent from £200 per week (£10,400 per annum).

The property may also be available to purchase subject to satisfactory offers, please enquire direct for the price on application.

ENERGY PERFORMANCE RATING: D (72)

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. Each party will pay their own in the event of a sale.

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien on will@scotts-property.co.uk or 07801 515165 or Chris Mason on chris@scotts-property.co.uk 07850 002496

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6804**

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