

56 - 58 Bond Street,
Hull, HU1 3EN

TO LET

Food & Beverage opportunity with
scope for c.70 covers

Sales area 112.6 sq m (1,212 sq ft)

Total area including upper parts
228.6 sq m (2,460 sq ft)

Prominent street presence

Opposite the proposed Albion Square
redevelopment

Could suit a variety of other uses
(subject to necessary consents)

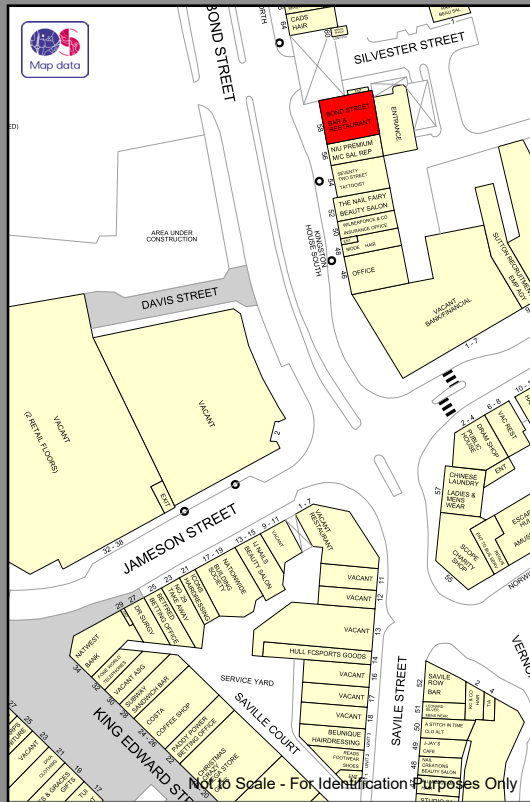
Guide Rent £21,000 p.a.
(£1,750 p.c.m.)

Scotts
01482 325634



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LOCATION

The subject property is located on the east side of Bond Street within the 'K2' building, a mixed-use complex situated in Hull City Centre adjacent to The Maltings and opposite a large public car park. The unit benefits from bus stops on Bond Street and easy pedestrian access to the central shopping areas, Queens Gardens, the New Theatre and Hull's Transport Interchange.

The property is shown red on the goad plan.

DESCRIPTION

The end-terrace unit forms part of an established parade with adjacent occupiers providing a mix of retail, professional services and food/drink.

The unit offers an ingoing party the opportunity to retain as existing or to refit in-line with their trading format.

The main sales has a mixture of laminate and tiled flooring, spot lighting and wall mounted radiators fed via a gas central heating system. At the rear there is a large kitchen fitted with extraction, a wash station and 'built-in' cold store.

ACCOMMODATION

Ground Floor	Main Sales	112.6 sq m	(1,212 sq ft)
	Kitchen	28.9 sq m	(311 sq ft)
	Storage	2.6 sq m	(28 sq ft)
First floor	Storage	84.5 sq m	(910 sq ft)
Total Area		228.6 sq m	(2,460 sq ft)

RATEABLE VALUE

The premises are described as 'shop and premises' with a rateable value of £12,250 effective April 2017. Under current arrangements a qualifying small business would benefit from a significant discount on the rates payable.

DISPOSAL TERMS

The accommodation is offered To Let on effective Full Repairing and Insuring (FRI) terms by negotiation at a Guide Rent of £21,000 per annum (£1,750 pcm).

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: C (69)

FURTHER INFORMATION AND TO VIEW

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