

201 Holderness Road,
Hull, HU8 8TA

TO LET

Ground floor retail opportunity

Providing a total area
of c.40.4 sq m (435 sq ft)

Situated in an established
secondary retail location

Nearby national operators include
Peacocks, McDonalds and
Home Bargains

The whole property is also available
For Sale by separate negotiation
at a guide price of £115,000

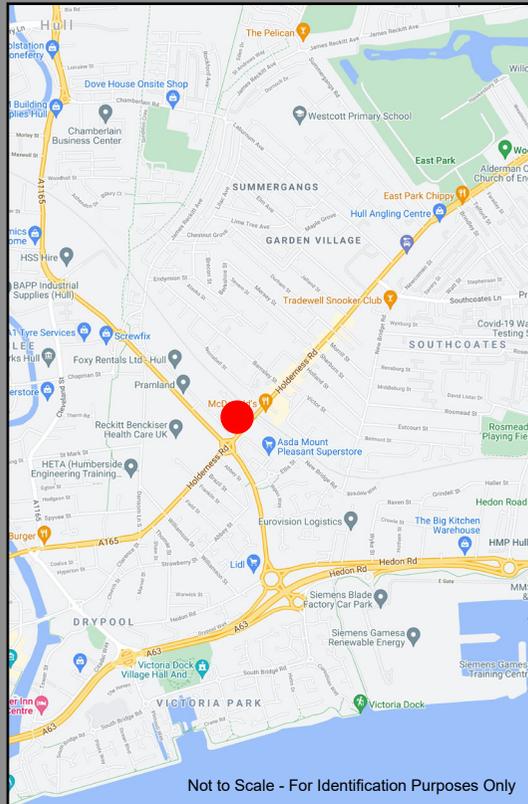
Guide Rent £5,200 p.a.e.
(£100 per week)

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The subject property is situated on the North side of Holderness Road approximately 1 mile East of Hull City Centre forming a mid-terrace retail unit within an established parade of shops opposite McDonalds. Holderness Road serves as one of the main access routes receiving high volumes of traffic and providing cross city connections to and from the east of Hull.

There are a range of retail, professional service and takeaway operations in close proximity. Nearby national operators include Peacocks, McDonalds and Home Bargains on Kingston Retail Park opposite with good on site car parking.

DESCRIPTION

The ground floor comprises of a regular shaped sales area leading to a staff kitchen and WC. The commercial unit benefits from a timber shop front with an electric security shutter, a mixture of tiled flooring and laminate wooden flooring with ceiling mounted strip lighting.

ACCOMMODATION

Ground Floor Sales	36.2 sq m	(390 sq ft)
Kitchen	4.2 sq m	(45 sq ft)
Total	40.4 sq m	(435 sq ft)

DISPOSAL TERMS

The ground floor accommodation is offered To Let on a commercial lease by negotiation at a Guide Rent of £5,200 per annum exclusive.

The whole property is also available For Sale at a guide price of £115,000

RATEABLE VALUE

The property is described as 'Hairdressing salon and Premises' with a rateable value of £3,000 effective April 2017. Local Authority billing reference 10200107020109. Occupiers may benefit from 100% small business rates relief, subject to tenant status.

ENERGY PERFORMANCE RATING'S: requires re-assessment

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien on will@scotts-property.co.uk or 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6889**

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