

Unit 4, 307 - 315 Holderness Road,
Hull, HU8 8SH

TO LET

Ground & First Floor
Retail Opportunity

Providing a total area
94.3 sq m (1,015 sq ft)

Situated in an established
retail location

Roadside frontage

Nearby operators include Boyes,
Natwest and Boots Pharmacy

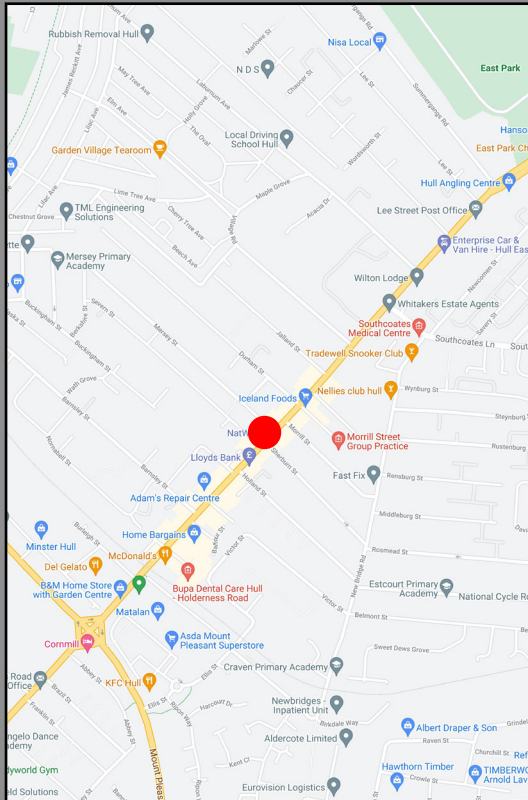
Guide Rent £9,600 p.a.
(£800 p.c.m.)

Scotts
01482 325634



Unit 4, 307 - 315 Holderness Road,
Hull, HU8 8SH

TO LET



Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The subject property is located on the North side of Holderness Road approximately 1 mile East of Hull City Centre situated within an established parade of shops. Holderness Road serves as one of the main access routes receiving high volumes of traffic and providing cross city connections from the East into Hull. There is a range of retail, takeaway and professional service operations, nearby operators include Boyes, Natwest and Boots Pharmacy.

DESCRIPTION

The property comprises an end terrace retail unit forming part of a traditional brick property sat under a concrete tiled pitched roof. Internally on the ground floor the property provides a main sales, a rear storage area, and a disabled WC. On the first floor there is ancillary storage space, a staff kitchen, and staff WC. The main sales benefits from a laminate wooden floor, slat walling and ceiling mounted strip lighting. Externally, the property benefits from rear access which can be used for loading & unloading. The property has a electric security shutter and a timber shop front incorporating a single entrance door, mains electricity and water supply.

ACCOMMODATION

Ground Floor	Main Sales	43.8 sq m	(471 sq ft)
	Rear Storage	6.8 sq m	(73 sq ft)
First Floor	Office Room	36.2 sq m	(390 sq ft)
	Staff Kitchen	3.3 sq m	(36 sq ft)
	Storage	4.2 sq m	(45 sq ft)
Total		94.3 sq m	(1,015 sq ft)

RATEABLE VALUE

The property is described as 'Shop and Premises' with a current rateable value of £7,100 effective April 2017. Under current arrangements, successful applicants may be eligible for small business rates relief.

DISPOSAL TERMS

The accommodation is offered To Let on typical Internal Repairing and Insuring (IRI) terms by negotiation at a Guide Rent of £9,600 per annum. The unit is also subject to a service charge.

ENERGY PERFORMANCE RATING: D

LEGAL COSTS

The ingoing 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 on will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6880**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.