

128 Newland Avenue,
Hull, HU5 2NN

TO LET

Ground floor shop

Busy neighbourhood centre close to
the main Hull University campus

Good mix of regional and national
multiples, local independents and
food & drink establishments

Ground floor sales 47.9 sq m
(516 sq ft) with staff kitchen/WC and
rear stores of 31.7 sq m (340 sq ft)

Available on a new lease
by negotiation

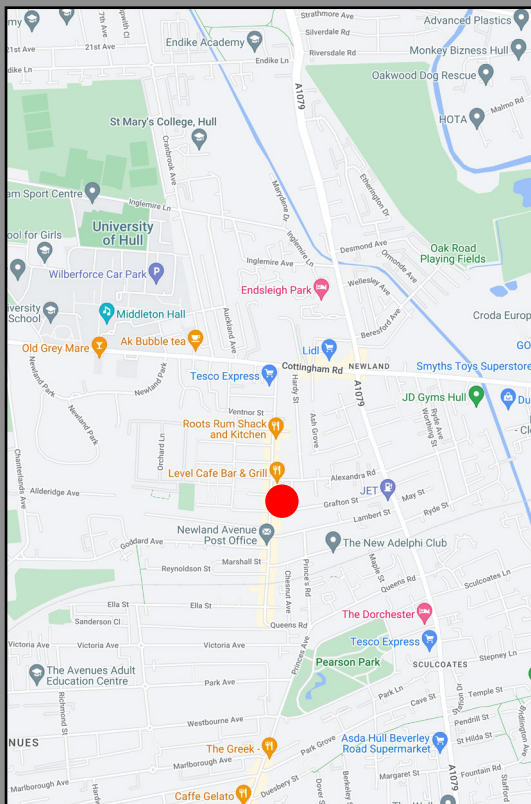
Rent £14,500 p.a.exc.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The premises are situated in a central position on the eastern side of Newland Avenue adjacent to Subway and close to Sainsbury's with a good mix of regional and national multiples nearby.

Newland Avenue is in close proximity to the main campus of Hull University and offers a good mix of both retail and food & drink establishments with provision for on street car parking. The subject premises are positioned at a busy zebra crossing point and close to bus stops.

The property benefits from a painted aluminium shop front secured by an electric roller shutter, is of regular shape leading through to staff facilities and spacious rear stores.

ACCOMMODATION

Sales area	main width 4.45m (14' 7") x overall depth 12.2m (40' 1")	
Total sales area	c.47.9 sq m	(516 sq ft)
Kitchen	8.3 sq m	(89 sq ft)
WC	-	
Rear Stores	31.7 sq m	(340 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £11,250 (Source VOA website). Under current provisions, a qualifying small business will therefore benefit from full rate relief.

DISPOSAL TERMS

The property is available To Let under a new lease by negotiation at a commencing rent of £14,500 per annum exclusive.

LEGAL COSTS

The ingoing Tenant will be responsible for the landlord's costs, together with its own costs in the preparation and agreement of lease documentation, abortive or otherwise.

ENERGY PERFORMANCE RATING: Awaiting confirmation (previous EPC - 'D' - rating, expired July 2021)

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Chris Mason chris@scotts-property.co.uk 07850 002496.

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