

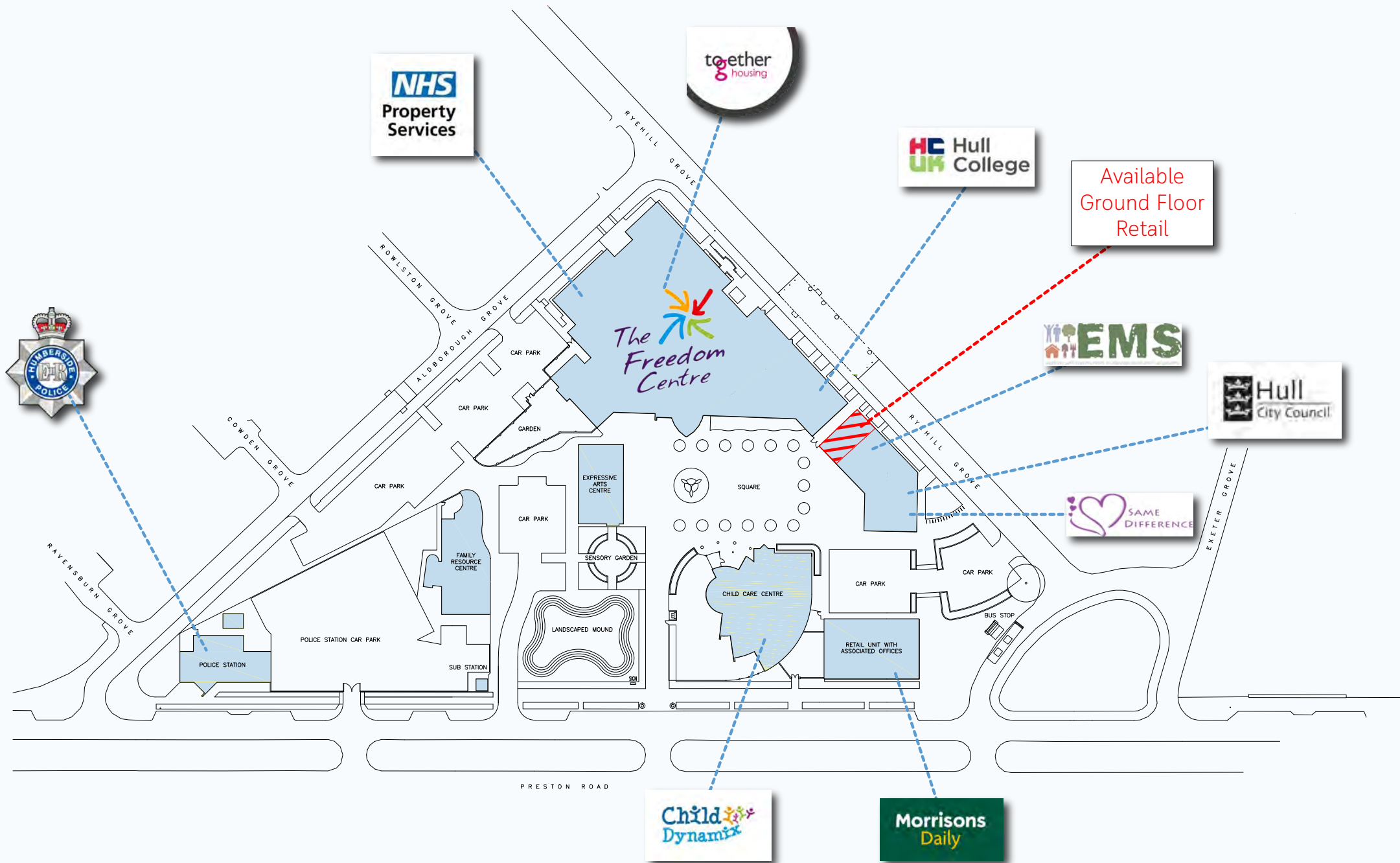
TOLLET

Modern Retail / Office Space



The Village Centre
97 Preston Road
Hull
HU9 3QB

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Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6751**

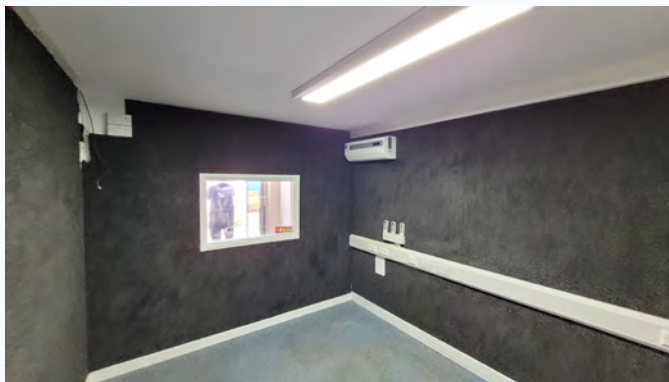
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Unit D

Self-contained ground floor retail or office accommodation extending to approximately 52.4 sq m (564 sq ft) available for occupation.

The unit, outlined in red, is of regular shape and was previously used as a radio station and incorporates two individual sound proofed suites. Internally, the property benefits from perimeter trunking, gas central heating, suspended ceiling with intergrated lighting, kitchen facilities and a disabled W.C. Externally the unit comprises a full height display window benefitting from an electric security shutter. The property is ideally suited for general retail use, professional and financial service operations or office uses subject to any consents necessary.



Associated Benefits

On site parking with c.55 spaces

Public library

Gym

Bar/ function room including external areas

Conference Hall

Café

Board room(s) & meeting spaces for hire

CCTV providing added security

The Village Centre

The Village Centre is owned by the local community charity with generated revenue from the rentals supporting the charity. The Village Centre is a community orientated site providing an eclectic mix of activities and facilities for members and the general public.

The site is made up of seven separate buildings that offer a mixture of retail, office, leisure, and educational spaces around a 'village square.' The property is located of the North side of Preston Road approximately 3 miles to the east of Hull City Centre.



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Service Charge

Unit D - The on-account service charge currently stands at £1,149 per annum

Rateable Values

Unit D - The property is described as 'Office and Premises' with a rateable value of £5,200 effective April 2017.

Occupiers may be eligible for small business rates relief subject to tenant status.

Disposal Terms

The unit is offered To Let at a guide rent of £6,500 per annum on effective full repairing and insuring lease terms by negotiation.

Energy Performance Rating:

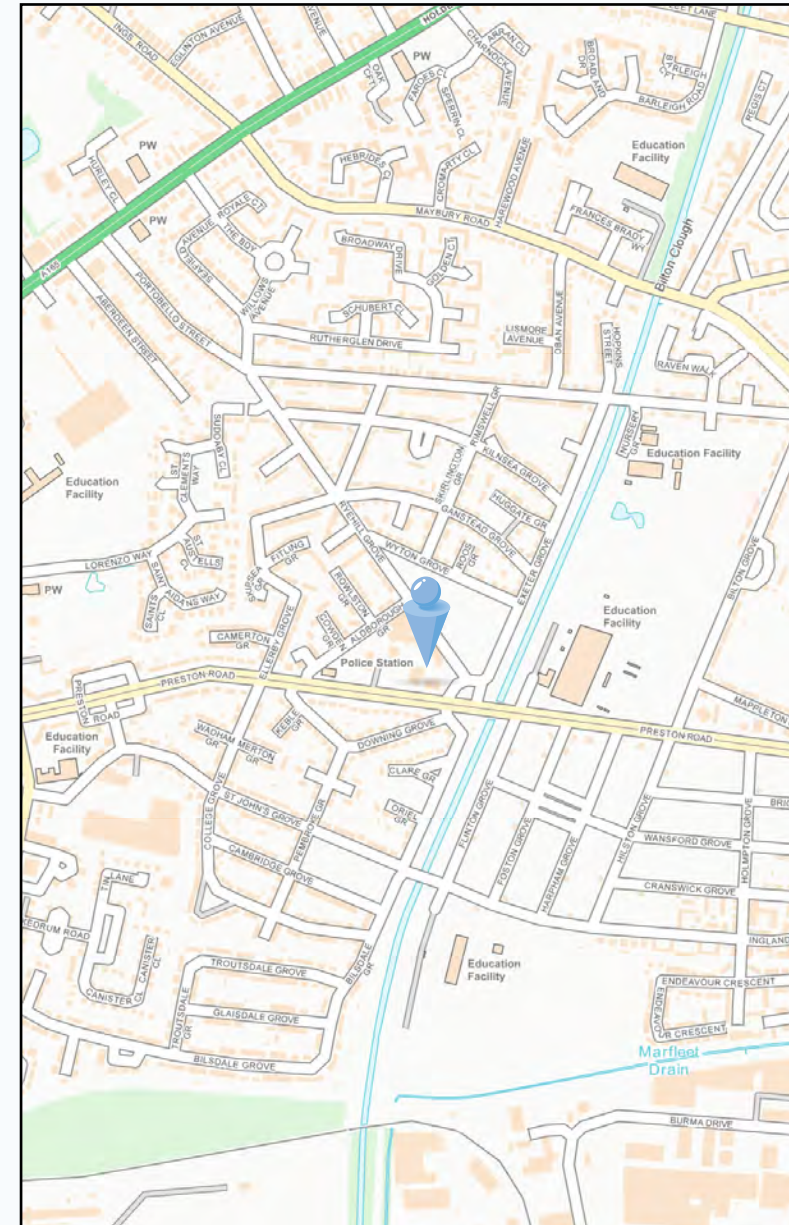
Awaiting re-assessment (previous C rating).

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



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