

Unit 7c, St Andrews Retail Park,
Hessle Road, Hull, HU3 4EB

TO LET

Ground Floor Retail Opportunity

Providing a total area of
c.331.8 sq m (3,572 sq ft)

Located on a popular retail park

Shared customer car parking

Nearby national operators include
Greggs, Wilkos and B&M

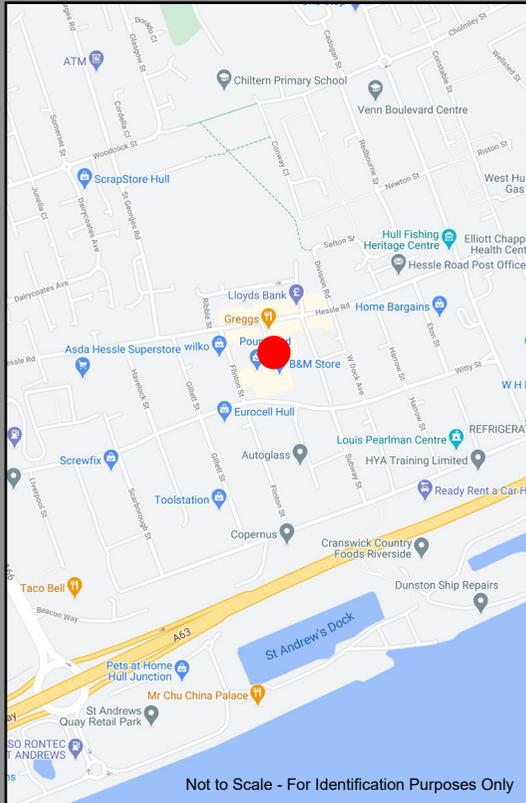
Rent £40,000 p.a exc



Scotts
01482 325634

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LOCATION/DESCRIPTION

The subject property is located on St Andrews Retail Park, Hessle Road's prime retail pitch a vibrant shopping district located 1.5 miles west of Hull City Centre. The property forms part of a wider retail park with neighbouring occupiers including Greggs, B&M, Iceland, Select and Poundland. The property is located some 300m from an Asda Superstore.

The property is built to reflect the style of the other units located on the retail park; of a steel frame construction clad with brick under a tiled mono pitched roof. The property comprises a regular shaped sales area with retail frontage facing onto a shared customer car park.

Internally, the property benefits from a laminate wooden flooring, suspended strip lighting and comfort cooling/heating. To the rear, the property benefits from shared rear service yard.

ACCOMMODATION

Ground Floor

Main Sales	183 sq m	(1,970 sq ft)
Rear Stores	148.8 sq m	(1,602 sq ft)
Total Area	331.8 sq m	(3,572 sq ft)

RATEABLE VALUE

The property is described as 'Retail Warehouse and Premises' with a rateable value of £24,500 effective April 2017.

DISPOSAL TERMS

The accommodation is offered to the market either through an assignment of the existing Age UK lease (currently held on a fifteen-year lease from 20/11/18 at a passing rent of £40,000 p.a paid quarterly in advance, next break date 20/11/2023), or by way of a new lease to be agreed with the landlord.

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 or 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.6794**

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