

9 - 11 Wilson Street,
Anlaby, HU10 7AN

TO LET

Former 'Crofters' restaurant

Forming part of the main retail
provision within the centre of Anlaby

Ground and First floor trading areas

Total accommodation
c.105 sq m (1,130 sq ft)

Large garden area to rear

Available on a new
commercial lease

Rent £17,500 p.a.exc.



Scotts
01482 325634

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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Anlaby is a well regarded 'suburb' situated approximately 5 miles to the west of Hull city centre, adjacent to Willerby, Hessle and Kirk Ella.

The property forms part of an attractive terrace of similar properties built to two-storey height of traditional brick construction, primarily under pitched roofs, at the junction with Hull Road, forming part of a wider range of retail and food & drink amenities.

ACCOMMODATION

Ground floor	Reception/Bar	12.5 sq m	(134 sq ft)
	Dining Room	25.5 sq m	(274 sq ft)
	Kitchen/Wash Areas	18.9 sq m	(204 sq ft)
First Floor	2 Front Dining Areas	13.1 sq m	(141 sq ft)
		12.0 sq m	(129 sq ft)
	Customer WCs	10.2 sq m	(110 sq ft)
	Rear Dining Room	12.6 sq m	(136 sq ft)
Total	104.8 sq m	(1,128 sq ft)	
Outside	Store	4.4 sq m	(47 sq ft)
	Pleasant rear garden/outside seating area	-	-

As a restaurant, the property has a capacity of c.50 covers.

RATEABLE VALUE

The property is shown in the 2023 Rating List as 'Restaurant & Premises' at £10,500 RV. Under current regulations a qualifying small business will benefit from full rate relief.

DISPOSAL

The property is available To Let under terms of a new commercial full repairing and insuring lease at £17,500 per annum exc.

LEGAL COSTS

The ingoing party will be responsible for its own legal costs incurred together with any Stamp Duty Land Tax that may be payable and the reimbursement of the landlords legal costs in connection with the preparation, negotiation and agreement of the lease document together with any Stamp duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: E

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Danielle Smart danielle@scotts-property.co.uk 07739 590596

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsbey** 12 Town Hall Street, DN31 1HN **CS.7006**

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