

Ground Floor, 227 Hull Road,  
Anlaby Common, HU4 7RY

# TO LET

Retail premises with  
prominent frontage

Extends to approximately  
c.47.9 sq m (516 sq ft) overall

Eligible for 100% discount under the  
small business rates relief scheme

Suitable for Use Class E

Available immediately on  
new lease terms

Popular trading location

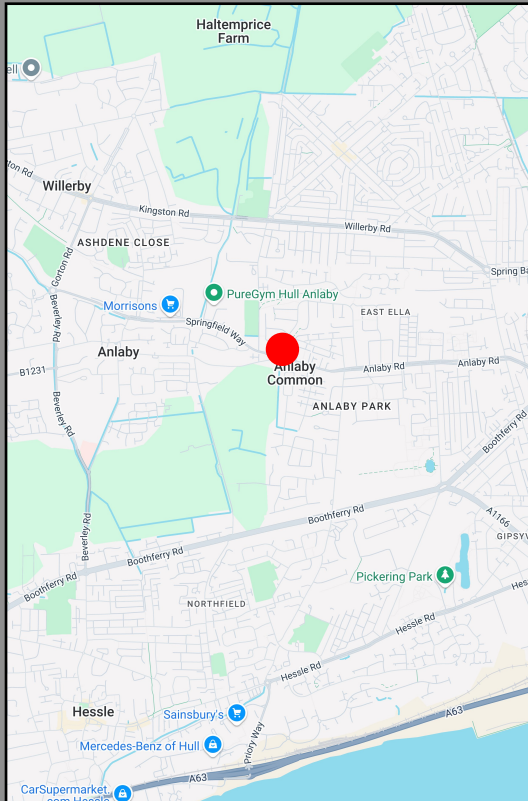
**Guide Rent £8,500 p.a.**

**Scotts**  
01482 325634



Ground Floor, 227 Hull Road,  
Anlaby Common, HU4 7RY

TO LET



Not to Scale - For Identification Purposes Only

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

## LOCATION

The subject property is located on the north side of Hull Road, approximately 5 miles west of Hull city centre. The property is situated within an established neighbourhood parade comprising a mix of general retail, professional services, and takeaway uses.

## DESCRIPTION

The property comprises a two-storey semi-detached building of brick construction beneath a pitched slate tile covered roof. The ground floor benefits from a regular shaped sales area with a staff kitchen and WC to the rear.

The sales area has a timber frame shop front with a large display, double door access and an electric security shutter. The property has mains electric, water and drainage connected.

Externally there is a small concrete surfaced forecourt with on street parking immediately outside the property.

## ACCOMMODATION

### Ground Floor

Main sales	41.8 sq m	(450 sq ft)
Kitchen	6.1 sq m	(66 sq ft)
<b>Total</b>	<b>47.9 sq m</b>	<b>(516 sq ft)</b>

## LEASE TERMS

The ground floor premises are offered To Let on typical full repairing and insuring terms at a guide rent of £8,500 per annum.

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £7,300 (2023 Rating List).

Under current legislation, an eligible occupier may benefit from small business rates relief (subject to occupier status).

## LEGAL COSTS

The incoming Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING: D (96)**

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7206**

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.