

726 Anlaby Road,
Hull, HU4 6BP

TO LET

Ground floor retail accommodation
extending to c.112.3 sq m (1,209 sq ft)

Prominent West Hull location

Rear private parking

Eligible tenants may benefit from
100% Small Business Rates Relief

Previously operated as a yoga/dance
studio - Could suit a variety of other
uses subject to necessary consents

Established neighbourhood retail pitch
with high volume of passing traffic

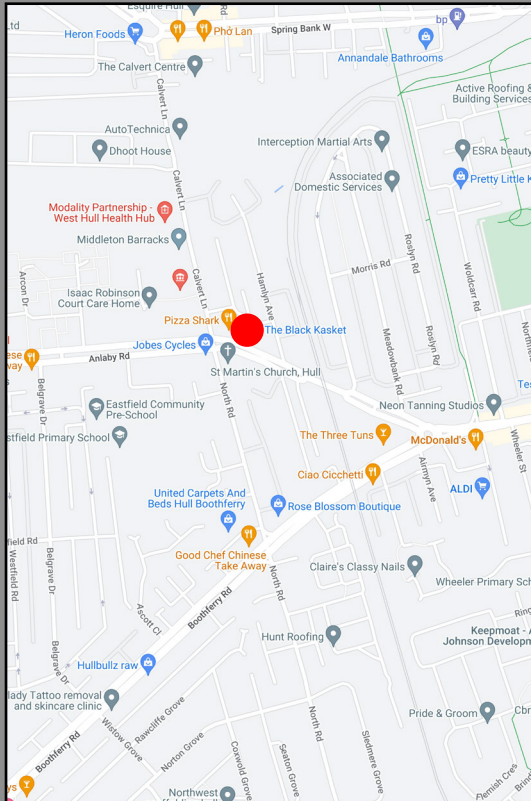
Guide Rent £9,000 p.a.e.

Scotts
01482 325634



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LOCATION

The property is situated approximately 2 miles west of Hull City Centre on the north side of Anlaby Road at its intersection with Calvert Lane/North Road. The subject property occupies a mid-terrace position within an established neighborhood parade reflecting a mix of occupiers which include a convenience store, professional services, hairdressers/beauticians and hot food takeaway. There is a bus stop and on street parking opposite.

Anlaby Road is a main transport route west of Hull receiving a high volume of passing traffic.

DESCRIPTION

The ground floor accommodation consists of main sales, stores, staff kitchen and WC. The main sales provides a deep, regular shaped unit benefitting from wooden flooring and a mixture of spot and strip lighting.

The shop front has a width of 16ft (4.9 m) secured with an electric roller shutter door. To the rear are ancillary stores, staff kitchen and access to a rear shared yard. Rear loading / unloading is available

ACCOMMODATION

| | | |
|--------------------------|-------------------|----------------------|
| Main Sales Area | 89.2 sq m | (960 sq ft) |
| Kitchen/Store Facilities | 23.1 sq m | (249 sq ft) |
| W/C facilities | - | - |
| Total | 112.3 sq m | (1,209 sq ft) |

RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £7,500. (2023 VOA Rating List). Under current legislation, a qualifying small business may benefit from 100% exemption under Small Business Rates Relief.

LEASE TERMS

The property is offered To Let on a typical Full Repairing and Insuring (FRI) terms by negotiation at a Guide rent of £9,000 per annum exclusive.

LEGAL COSTS

The ingoing 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 (83)

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7027**

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