

High Profile Roadside Site,
Beverley Road, Hull, HU6 7AE

TO LET

High volume of passing
vehicular traffic

Site extends in total to
c.0.8 acres

Former petrol filling site

Part concrete / block surfaced

Guide Rent £35,000 p.a.e.

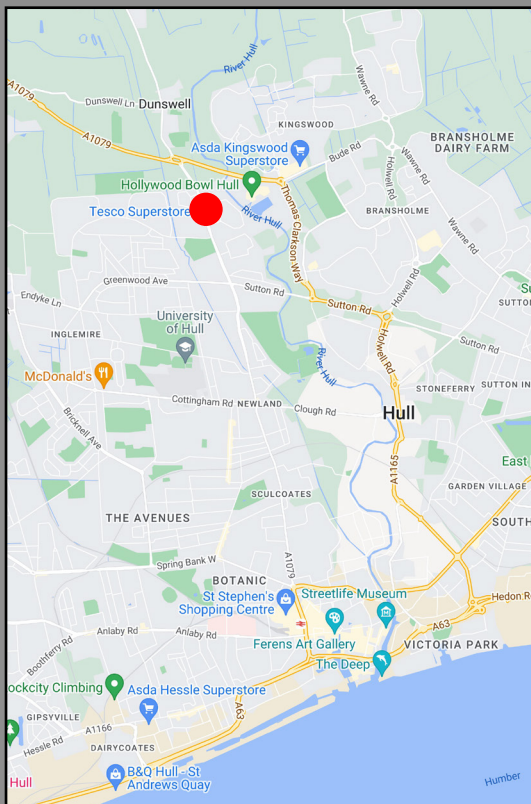


Scotts
01482 325634



High Profile Roadside Site,
Beverley Road, Hull, HU6 7AE

TO LET



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

LOCATION/DESCRIPTION

The site is situated in very close proximity to Tesco Superstore on Beverley High Road. Beverley Road is a main arterial route in and out of the city of Hull, benefiting from a high volume of vehicular traffic.

The area is predominantly high-density housing, almost opposite is a Skoda Car Showroom.

On site is a block/brick built single storey structure currently used for storage extending to c.100 sq m (1,076 sq ft).

What3Words: [///survey.plays.causes](#)

ACCOMMODATION

Total site area c.0.32 hectares (0.8 acres)

RATEABLE VALUE

The property is described as 'Land used for storage & Premises' with a Rateable Value of £10,750.

Under current legislation, a qualifying small business will benefit from full rates relief.

DISPOSAL/LEASE TERMS

The site is offered To Let for a term of years to be agreed on a full repairing and insuring basis at a guide rent of £35,000 per annum exclusive.

LEGAL COSTS

The ingoing party will be responsible for the landlord's reasonable legal fees and on Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Awaiting Assessment

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 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 Grimsby 12 Town Hall Street, DN31 1HN **CS.7022**

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.