

221 Chanterlands Avenue,
Hull, HU5 3TP

TO LET

Ground floor retail unit

Internal width 4.57m (15') x
max depth 7.94m (26')

Net area c.34 sq m (366 sq ft)

Currently partitioned to provide a
reception with 2 offices / consulting rooms

Ideally suited to a professional / financial
services operator or beauty / aesthetics or
similar business

Very well presented and ready for
immediate occupation

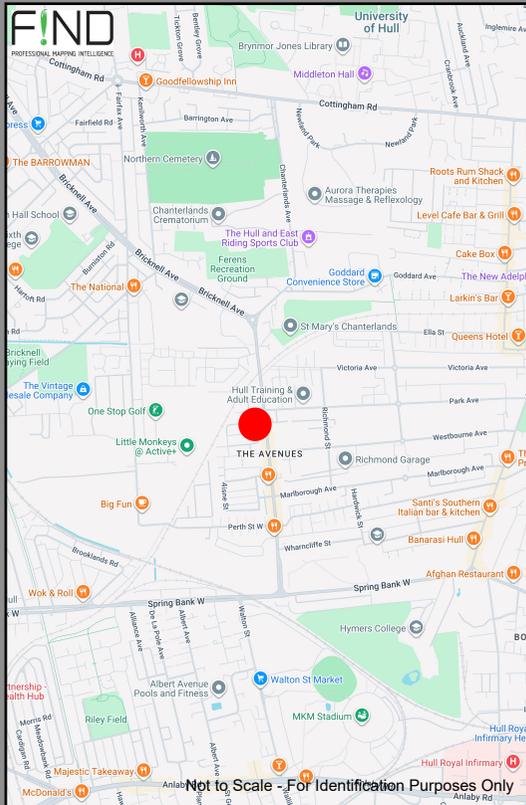
Guide Rent £7,200 p.a.
(£600 pcm)

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is situated approximately 2.5 miles to the north-west of Hull city centre on a busy arterial route running between Cottingham Road and Spring Bank West. Chanterlands Avenue offers a mix of retail and commercial premises along its length, interspersed with residential properties and with high density housing on numerous side streets.

The property comprises a ground floor lock-up shop/professional services unit forming part of a traditional brick built, two-storey building with a separate self-contained flat above and to the rear. The property has an attractive timber shop front incorporating double glazing with central entrance door accessed across a railed forecourt. There is an external door to the rear with pedestrian access to a rear tenfoot off Park Avenue West. The ground floor is partitioned to provide a reception, 2 offices/consulting rooms and a rear WC but could be reinstated to provide open plan accommodation.

There are powered security shutters to front and rear openings.

ACCOMMODATION

Internal width 4.57m (15') x max depth 7.94m (26')

Net area c.34 sq m (366 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' at £5,700 RV (2026 rating list). Under current provisions, a qualifying small business will benefit from full rate relief.

LEASE TERMS

The ground floor commercial unit is available to let on the terms of a new lease at £7,200 per annum exc (£600 pcm). The tenant will pay all usual outgoings including utility costs and reimbursement of a proportion of the building insurance premium.

The tenant will be responsible for all repairs and decorations to the demise including the shop front, windows, doors and glass therein and external security shutters.

LEGAL COSTS

The tenant will be responsible for its own costs together with the legal costs of the landlord in connection with the preparation and agreement of lease documentation.

ENERGY PERFORMANCE RATING: B (37)

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7267**

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