

Scotts

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201 Hedon Road, Hull, HU9 1HA
TO LET - £22,000 p.a.



ASDA

Howdens

James Legal

Lidl

Costa

Siemans

Keystore

Subject Site

Victoria Dock

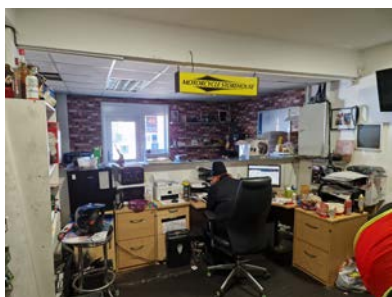
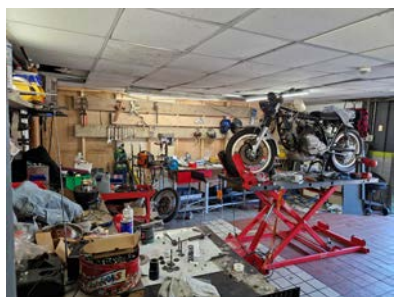
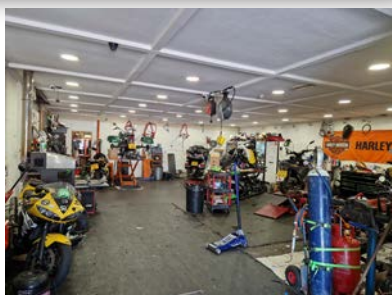
Time To Train -
First Aid Hull

Detached property fronting Hedon Road close to Mount Pleasant, adjacent to Howdens

Ground floor 246 sq m (2,648 sq ft)
plus first floor c.52 sq m (560 sq ft)

Currently a workshop, but could suit food & drink, offices or showroom/trade counter

To let on a new commercial lease by negotiation



LOCATION / DESCRIPTION **What3Words: ///deals.mutual.solid**

Hull is the largest urban area in East Yorkshire with a population of c.260,000, situated c.60 miles east of Leeds via the M62/A63. The Humber region is at the centre of the offshore renewables industry. The premises are situated at the southern end of Mount Pleasant where it meets Hedon Road, approximately 1 mile east of Hull city centre. The property is adjacent to Howdens and close to Siemens wind turbine manufacturing facility.

The detached property primarily presents as a single-storey structure with largely brick external elevations incorporating full height display windows (presently boarded) under a pitched tile clad roof with part first floor accommodation.

The smaller first floor was originally office/staff facilities, but we understand now provides living accommodation (not inspected). We understand this property was a former McDonalds then used as a showroom and more recently a motorcycle repair servicing and MOT workshop.

ACCOMMODATION - See attached plan

The ground floor has dimensions of c.16m (52' 6") x 15.4m (50' 6") = 246 sq m (2,648 sq ft) GIA.
The first floor, accessed via an external staircase was not inspected - estimate c.52 sq m (560 sq ft) GIA.

RATEABLE VALUE

We have had difficulty identifying a specific rateable value relating to the premises. There appears to be 3 separate assessments and one for the whole at RV £15,750 (now deleted) reflecting full commercial use.

LEASE TERMS

The property is available To Let under the terms of a new commercial lease at a rent of £22,000 per annum exc.

LEGAL COSTS

The ingoing Tenant will be responsible for its own costs together with the landlord's reasonable legal costs incurred in connection with the drafting and completion of the new lease.

ENERGY PERFORMANCE RATING: E (102)

FURTHER INFORMATION AND TO VIEW

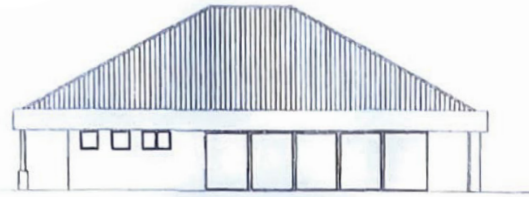
Contact	Chris Mason	chris@scotts-property.co.uk	07850 002496
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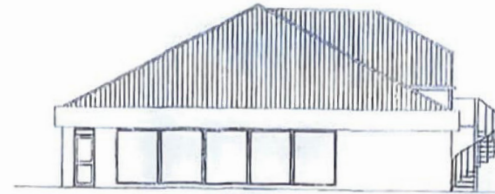
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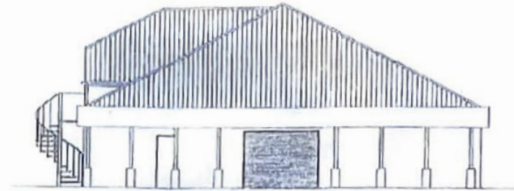
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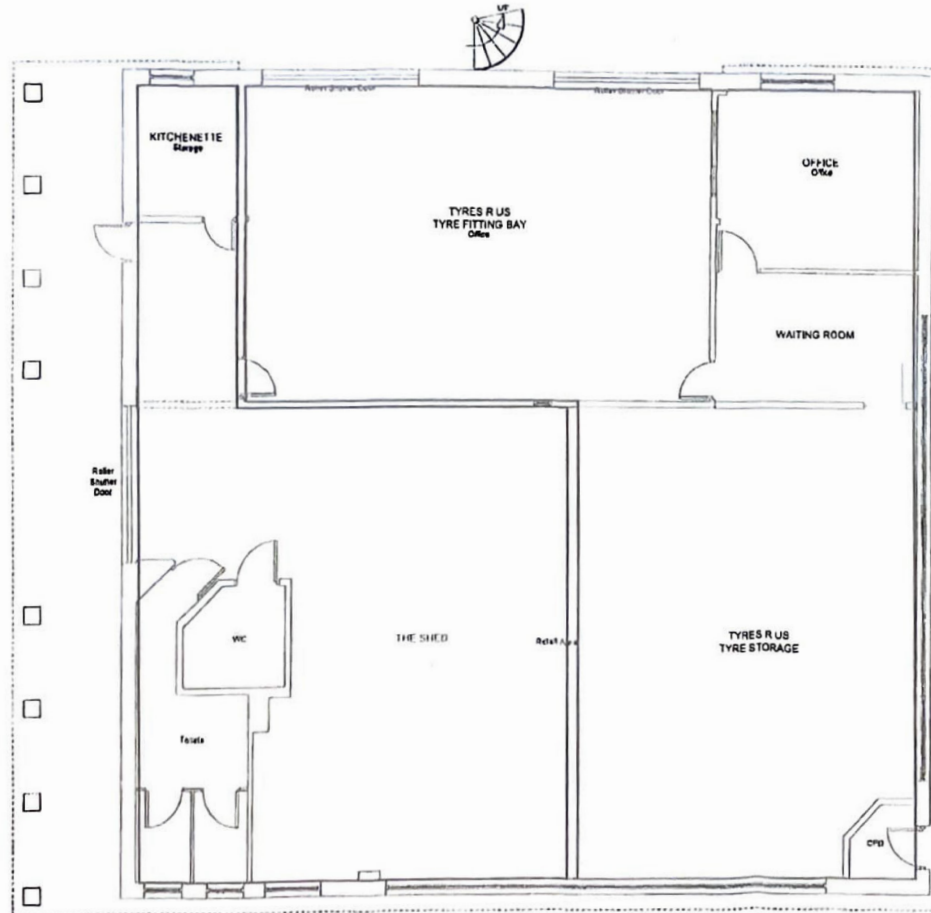
Existing and Proposed Front Elevation 1:100



Existing and Proposed Side Elevation 1:100



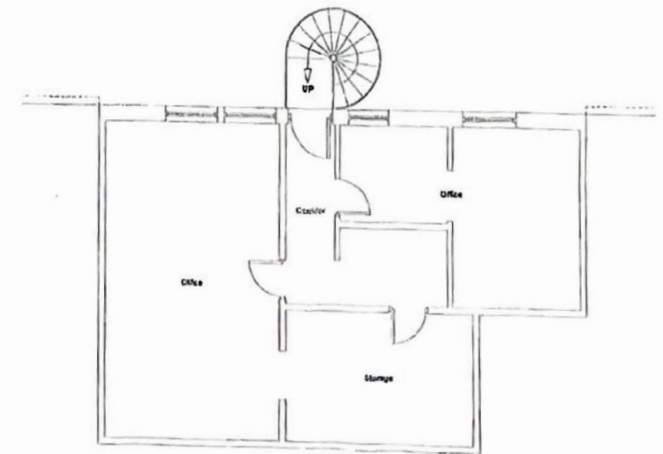
Existing and Proposed Side Elevation 1:100



Existing and Proposed Ground Floor Plan 1:50



Existing and Proposed Rear Elevation 1:100



Existing and Proposed First Floor Plan 1:50