

Ground Floor, 176 Hesse Road,  
Hull, HU3 3AD

# TO LET

Leasehold retail opportunity

Ground floor sales extends to  
38.3 sq m (412 sq ft) with stores  
20 sq m (220 sq ft)

Upstairs flat available by way of  
separate negotiation

Prominent roadside frontage

Previously A5 (now suis generis)  
Takeaway licence in place

Incentives available

**Guide Rent £8,000 p.a.**

**Scotts**  
01482 325634



Ground Floor, 176 Hessle Road,  
Hull, HU3 3AD

TO LET



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

## LOCATION

Located on the north side of Hessle Road c.2 miles west of Hull City Centre. The shop forms part of an established parade of retail units with the benefit of adjacent on street parking.

The immediate area contains a mix of retail, commercial and residential properties. Nearby occupiers include Boyes department store, a Shell petrol station and Elliot Chappell Health Centre.

## DESCRIPTION

The mid-terrace retail unit previously operated as Fish and Chip shop and includes associated fixtures such as a Hopkins frying range and an extraction system as well as A5 (now Sui Generis) consent in place.

The main sales benefits from a laminated tile flooring, ceramic tiled walls, and a suspended ceiling with integrated lighting. In addition to the main sales, the property contains ancillary storage to the rear.

Externally, the property benefits from an electric security shutter, a newly fitted shop front and rear access provided off Wellsted Street.

## ACCOMMODATION

Ground Floor Sales 38.3 sq m (412 sq ft)

Stores 20 sq m (220 sq ft)

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £3,000 (2026 Rating List). Tenants may qualify for small business rates relief, subject to tenant status.

## DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms by negotiation, guide rent £8,000 p.a.

## ENERGY PERFORMANCE RATING: C

## LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto: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.6823**

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.