

Ground Floor 372 Hesse Road,
Hull, HU3 3SD

TO LET

Ground floor retail unit

Regular shaped sales with a
frontage width of 4.43m (14'6")

Total accommodation
73.7 sq m (792 sq ft)

Suitable for continued retail use
(Use Class E)

Prominent position facing
a busy highway

Available immediately on
new lease terms

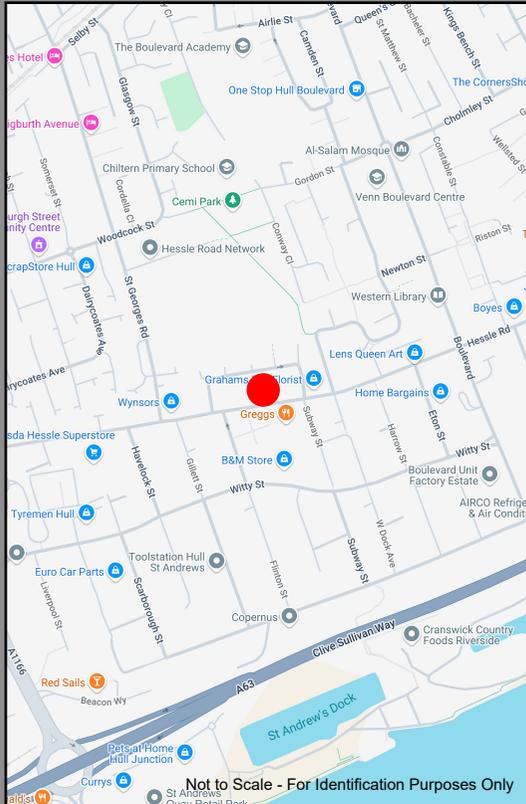
Guide Rent £8,500 p.a.e.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The subject property is located approximately 1.5 miles west of Hull City Centre within a parade of local operators on the north side of Hessele Road. St Andrew's Retail Park is situated opposite. Hessele Road is an established secondary retail / district shopping centre serving the surrounding residential catchment.

Nearby operators include Dove House Hospice, Greggs, Admiral and B&M.

The ground floor premises form part of a 2-storey mid-terrace property of brick construction beneath a pitched roof. The ground floor accommodation comprises the main sales, rear stores and WC. The main sales has a uPVC double glazed shop front that is externally secured with an electric roller shutter.

ACCOMMODATION

Ground main sales	66.4 sq m	(714 sq ft)
Stores	7.3 sq m	(78 sq ft)
Total	73.7 sq m	(792 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £5,600 (effective April 2023).

Under current legislation, a qualifying occupier will benefit from 100% exemption under the small business rates relief scheme.

LEASE TERMS

The property is offered To Let on effective full repairing and insuring terms at a guide rent of £8,500 per annum exc.

LEGAL COSTS

The ingoing Tenant will be responsible for both parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Requires assessment

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Chris Mason chris@scotts-property.co.uk 07850 002496

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