

534 - 536 Hessele Road,
Hull, HU3 5BQ

TO LET

Ground Floor Office Unit

Extending to approximately
993 sq ft (92.25 sq m)

Prominent position facing
a busy highway

Benefits from Class E Use
(office, retail, financial services,
medical, café/restaurant)

Available immediately on
new lease terms

Guide Rent £8,500 p.a.

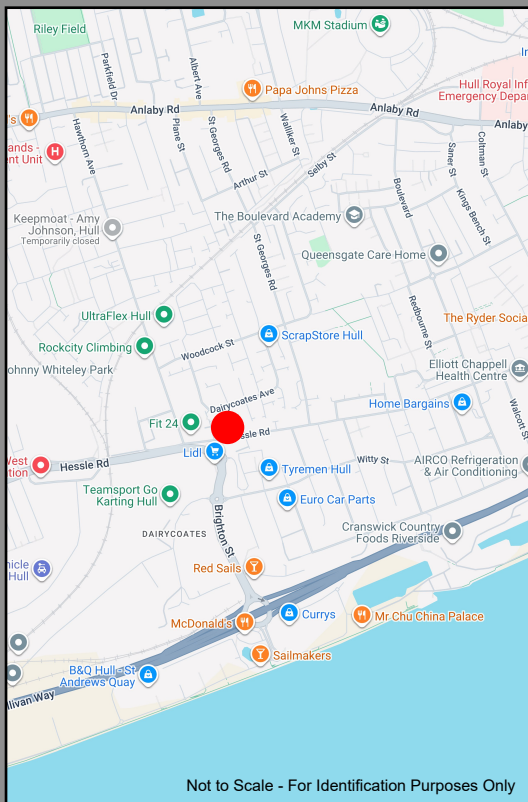


Scotts
01482 325634



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LOCATION

Located on a prominent position on Hessele Road, is a main arterial route to and from the west of Hull city centre forming part of a district shopping centre serving a high density surrounding residential catchment. The property is positioned amongst a parade of local operators and in close proximity to the Asda Supermarket, Lidl and Fit 24 Gym.

On street car parking is available outside of the property.

DESCRIPTION

The mid-terrace commercial unit was previously used as an office with the accommodation being refurbished to a high specification. The open plan sales area includes 2 separate partitioned offices. To the rear are WC facilities and kitchen with ancillary storage. The property benefits from a rear yard for loading and unloading.

The premises benefit from Class E Use which enables the building to be utilised for office, retail, financial services, medical, café/restaurant.

ACCOMMODATION

Front Area 757 sq m (70.33 sq ft)

Kitchen 58 sq m (5.39 sq ft)

RATEABLE VALUE

The property is described as 'Shop' with a rateable value of £8,400 (effective April 2026). Under current legislation a qualifying small business may benefit from 100% exemption under the small business rates relief scheme.

TERMS

The ground floor retail accommodation is offered To Let on effective full repairing and Insuring lease terms at a guide rent of £8,500 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable

ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

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