

164 - 168 Hessele Road,
Hull, HU3 3AD

TO LET

Regular shaped
retail/showroom premises

Situated close to the A63 with
citywide vehicular access

Roadside frontage onto a busy highway

Extends to c.305.8 sq m (3,293 sq ft)

Property use Class E
(general retail, professional services,
showroom premises etc)

Available immediately on
new lease terms

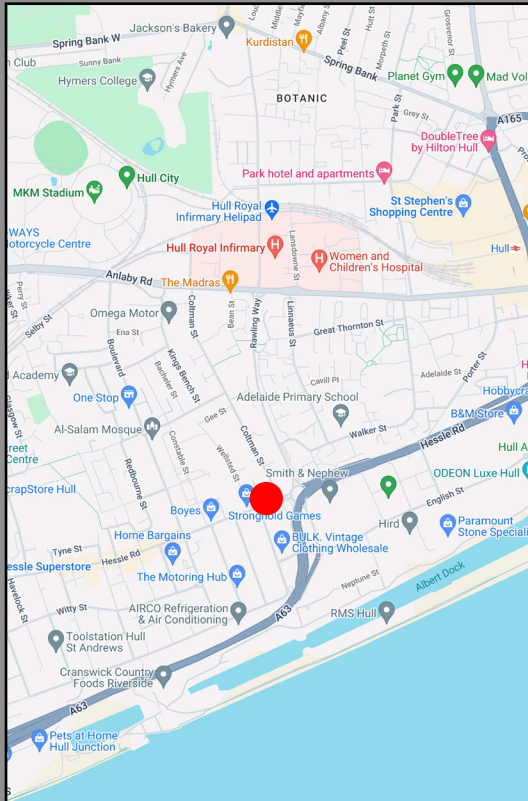
Guide Rent £18,000 p.a.exc
(£1,500 p.c.m. exc)

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The subject property is located on the north side of Hessele Road, approximately 1 mile west of Hull city centre. The property is situated close to the Daltry Street flyover, opposite the Shell petrol filling station.

The property comprises an end-terrace three storey ground floor building of traditional brick construction with a glazed brick façade to the upper levels.

The accommodation consists of a ground floor commercial unit with residential above. The commercial unit has a main sales, commercial kitchen, cold store, staff facilities and customer WCs.

On street car parking is available immediately outside of the property. Pavement level access is provided via an electric roller shutter door leading into the main sales/showroom space.

ACCOMMODATION

Total c.305.8 sq m (3,293 sq ft)

RATEABLE VALUE

Requires Re-assessment

LEASE TERMS

The unit is offered To Let on typical commercial terms at a guide rent of £18,000 per annum exc (£1,500 pcm).

LEGAL COSTS

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

ENERGY PERFORMANCE RATING

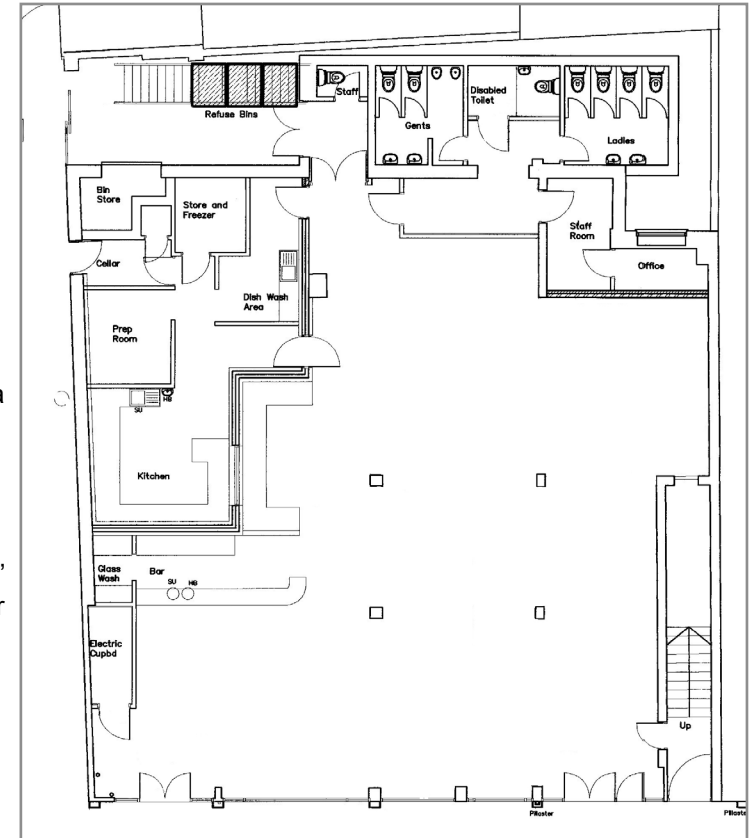
Requires reassessment

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Tim Powell tim@scotts-property.co.uk 07801 515165

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