

347 Holderness Road,  
Hull, HU8 8RD

# TO LET

Busy shopping location

Ground floor main sales  
43.9 sq m (473 sq ft)

Overall accommodation  
103.6 sq m (1,115 sq ft)

Full height shop fronting a  
high volume vehicular route

Permitted Use Class E  
(café, general retail, office & professional services)

Eligible for small business rates relief  
subject to a qualifying occupier

Available immediately on new lease terms

**Guide Rent £8,000 p.a.exc.**

**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The subject property is located on the north side of Holderness Road (A165) approximately 2 miles east of Hull city centre. Holderness Road is a major arterial route, receiving a high volume of passing traffic to and from the east of the city centre. The property has prominent frontage with a large surrounding residential catchment.

The two-storey mid-terrace property is of brick construction beneath a pitched concrete tile clad roof. There is a rear single-storey projection of similar specification leading to an enclosed garden. A concrete surfaced forecourt measures to a depth of c.4m.

Internally, the accommodation provides the main sales area with a rear store, staff kitchen and WC. The first floor provides additional storage space separated into 3 rooms. The main sales benefits from a full height shop front secured externally with an electric roller shutter. We understand the property to have mains electric, water and drainage connected.

## ACCOMMODATION

### Ground Floor

Main Sales	43.9 sq m	(473 sq ft)
Kitchen/Store	9.4 sq m	(101 sq ft)

### First Floor

Storage	50.3 sq m	(541 sq ft)
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**Total 103.6 sq m (1,115 sq ft)**

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £6,100 (April 2023). Under current legislation, a qualifying small business will benefit from 100% exemption under the small business rates relief scheme.

## LEASE TERMS

The property is available To Let on new full repairing and insuring terms at a guide rent of £8,000 per annum exc.

## LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction.

**ENERGY PERFORMANCE RATING: E (111)**

## FURTHER INFORMATION AND TO VIEW

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