

434 Holderness Road,
Hull, HU9 3DW

TO LET

Detached single-storey offices with
car parking

Accommodation of
c.88.25 sq m (950 sq ft) net

Parking for approximately 5 cars

Would suit continued use as offices
or say medical or professional &
financial service operators s.t.c.

Potential for a separate storage unit,
by negotiation, if required

Guide Rent £12,000 p.a.

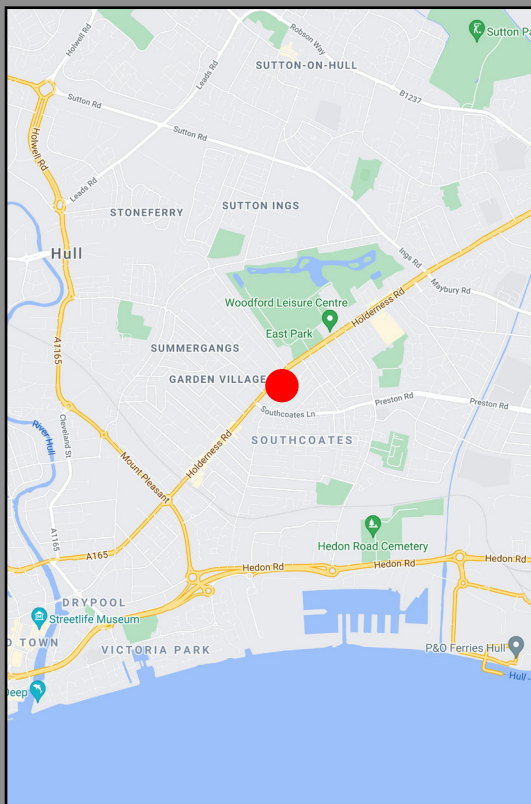


Scotts
01482 325634



434 Holderness Road,
Hull, HU9 3DW

TO LET



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

LOCATION/DESCRIPTION

The property is situated on the south side of Holderness Road, approximately 2 miles east of Hull city centre. Holderness Road forms part of the A165, a main arterial route to and from the east of the city with a mix of uses around the subject site including the adjacent Enterprise car hire operation. A lengthy stretch of Holderness Road is classified as a District Shopping Centre.

The property is built with a brick outer skin under pitched tile clad roofs with forecourt parking and a side drive leading to two additional spaces at the rear. The property benefits from anodised double glazed windows in the main and a gas fired central heating system.

The property provides a range of private offices/former consulting rooms behind a large front reception/administration area.

ACCOMMODATION

In addition to front and rear entrance lobbies and WC facilities, the property primarily comprises a large front administration office/reception area with a central corridor beyond, off which there are 3 further offices, staff kitchen and store. A layout plan is attached.

Net area c.88.3 sq m (950 sq ft)

Parking for c.5 cars.

Potential for a separate storage unit, by negotiation, if required.

RATEABLE VALUE

The premises are described as 'Offices & Premises' with a Rateable Value of £5,800 (2023 Rating List). Under current provisions, a qualifying small business should have no rates to pay.

LEASE TERMS

The premises are offered To Let under the terms of a new lease on a typical full repairing and insuring basis at a rent of £12,000 per annum exclusive.

LEGAL COSTS

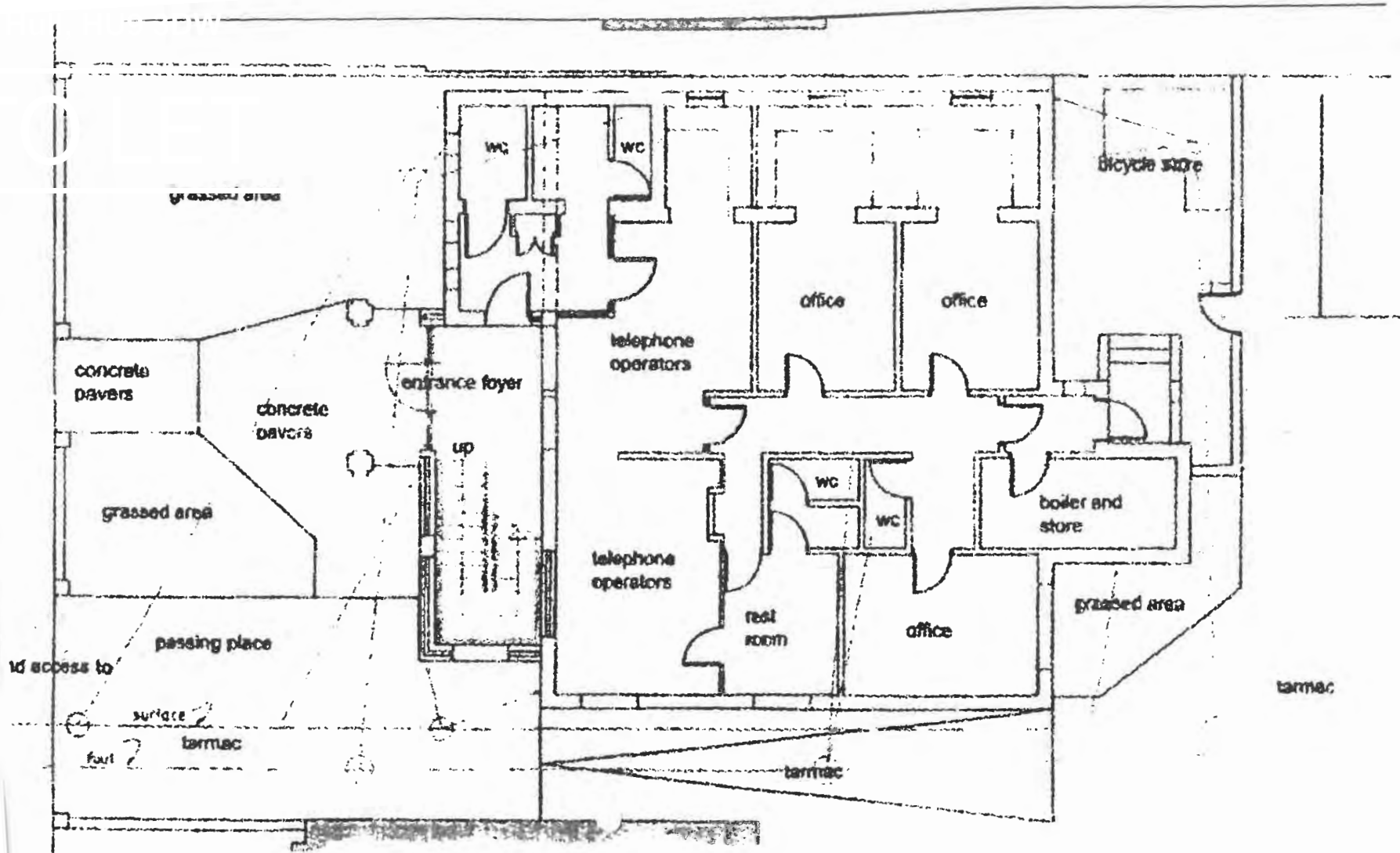
The ingoing Tenant will be responsible for its own legal costs, together with any Stamp Duty Land Tax that may be payable, together with the landlord's legal costs incurred in the preparation and agreement of the lease document.

ENERGY PERFORMANCE RATING: D

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

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.



NOT TO SCALE - For Identification Purposes Only

Scotts

01482 325634

www.scotts-property.co.uk

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7099**

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.