

The Crown Inn, Holderness Road,  
Hull, HU9 3DS

# TO LET

Due to Relocation

## Business Unaffected

Ground floor extends to c.404.6 sq m  
(4,354 sq ft) plus basement

Large regular sales area with frontage  
onto a busy highway

Prominent former Public House,  
premises licence in place

Potential for retail, showroom or  
drinking establishment uses  
(subject to necessary consents)

Off street car parking available

Available immediately on new lease terms

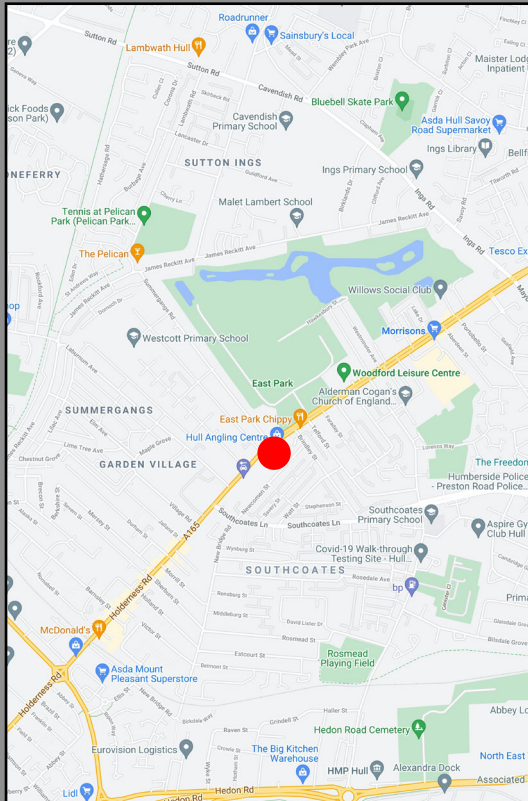
**Guide Rent £35,000 p.a.exc**

**Scotts**  
01482 325634



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## LOCATION/DESCRIPTION

The property is situated on Holderness Road, approximately 3 miles to the east of the city centre. Holderness Road is a major arterial route connecting Hull city centre to the east of the city receiving a high volume of passing traffic.

The Crown Inn has prominent frontage with a large surrounding residential catchment.

The accommodation provides a large, regular shaped retail unit benefitting from a suspended ceiling with integrated lighting. Access off the front could be reinstated to provide an additional entrance with frontage on to Holderness Road.

Externally the property has off-street car parking.

We understand a premises licence is available.

## ACCOMMODATION

Main Sales	369.2 sq m	(3,974 sq ft)
Stores	15.6 sq m	(168 sq ft)
Office	19.8 sq m	(212 sq ft)
<b>Total</b>	<b>404.6 sq m</b>	<b>(4,354 sq ft)</b>

There is a basement/store in addition to the above areas.

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £27,250 (2023 Rating List).

## LEASE TERMS

The property is available To Let at a guide rent of £35,000 per annum exc.

## LEGAL COSTS

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

**ENERGY PERFORMANCE RATING:** Requires reassessment

## FURTHER INFORMATION AND TO VIEW

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