

Unit 3, Ings Shopping Centre
Savoy Road, Hull, HU8 0TX

TO LET

Part of an established
neighbourhood shopping centre

Sales area 96.3 sq m (1,037 sq ft)

Significant onsite car parking

Rear service yard

Other occupiers include
Heron Foods, Cooplands, Boots,
ASDA and Betfred

New Lease available

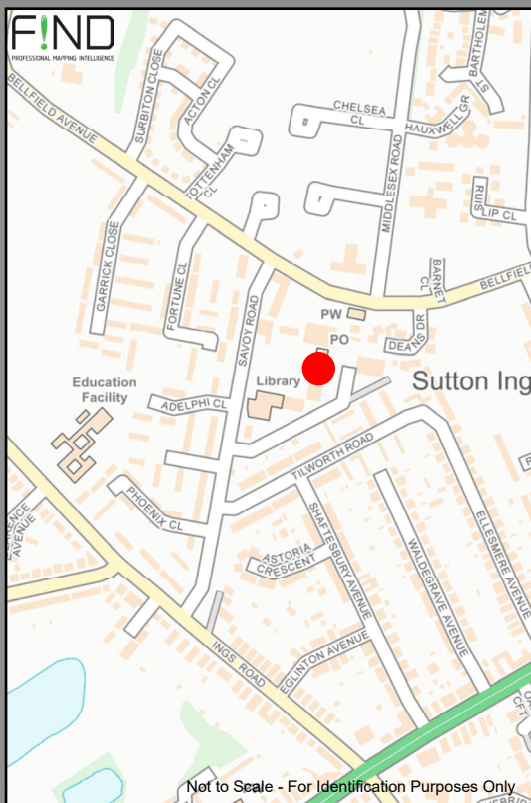
Rent £15,000 p.a.



Scotts
01482 325634

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www.scotts-property.co.uk

LOCATION

The unit forms part of a busy and well established neighbourhood shopping centre accessed off Savoy Road approximately 3 miles east of Hull city centre. The centre benefits from significant surface level car parking with a good range of national, regional and local traders anchored by ASDA.

The centre benefits from an open market held each Friday.

DESCRIPTION

The unit benefits from electric security shutters to the front with pavement level access through an aluminium framed shop front and entrance leading to a regular shaped main sales, stores and kitchen.

The property provides retail accommodation with a suspended ceiling, AC unit, perimeter brick walling and intruder alarm system. To the rear is a service yard providing separate access via a steel security door. The unit has 3-phase electricity.

The property has recently operated as an amusement arcade.

ACCOMMODATION

Main Sales	96.3 sq m	(1,037 sq ft)
Kitchen	1.7 sq m	(18 sq ft)
Total	98 sq m	(1,054 sq ft)

RATEABLE VALUE

The property is described as 'Amusements Arcade & Premises' with a rateable value of £14,000 (2023 Rating List) - Source: VOA website. Under current provisions a qualifying small business will benefit from some rate relief. For clarification please contact Hull City Council (business rates) tel: 01482 300300.

LEASE TERMS

The property is available To Let on a new lease at a rent of £15,000 per annum exclusive. VAT is not charged at the property.

Please note a service charge is payable for common area repairs, maintenance and management. The current years budget charge for the property is £2,060. Annual reconciliation / budgeting occurs.

ENERGY PERFORMANCE RATING: C

LEGAL COSTS

The ingoing tenant is responsible for the landlord's legal costs together with its own in connection with the preparation and agreement of the lease documentation.

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Chris Mason chris@scotts-property.co.uk 07850 002496

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