

Ground Floor, 223 Beverley Road
Hull, HU5 2UT

TO LET

Retail Opportunity

Providing a total area
59.6 sq m (642 sq ft)

Main road frontage with high
volume of passing traffic

Will suit a variety of uses subject
to required consents

Guide Rent £7,800 p.a.
(£150 per week)

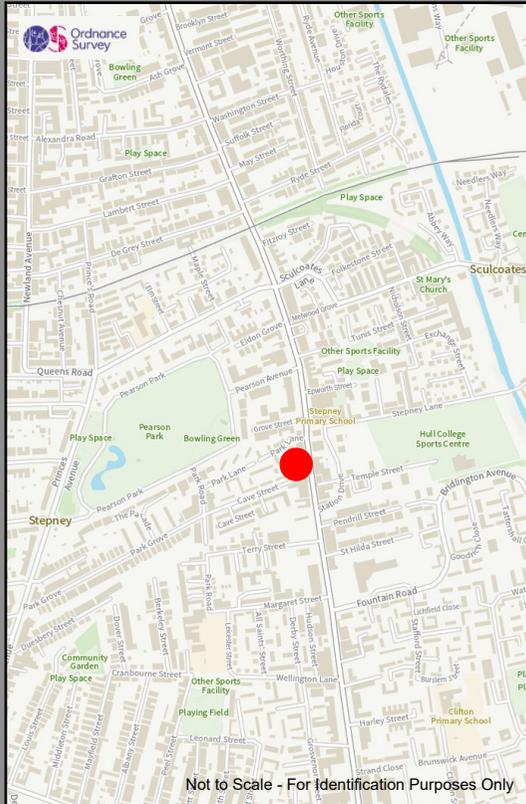
Scotts
01482 325634



Ground Floor, 223 Beverley Road

Hull, HU5 2UT

TO LET



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

LOCATION

The subject mid-terrace property is situated on the West side of Beverley Road (A1079) forming part of an established parade of shops approximately one mile North from Hull City Centre.

There are a range of retail, takeaway and other independent operations nearby, national's include Boots Pharmacy and William Hill.

DESCRIPTION

Internally the ground floor provides a main sales, meeting room, rear office, kitchen and WC. It further benefits from a suspended ceiling with integrated lighting, a gas fired central heating system and surfaced mounted electrics. Externally, the property provides rear access to a small enclosed yard.

ACCOMMODATION

Ground Floor

Main Sales	44.07 sq m	(474 sq ft)
Storage	8.58 sq m	(92 sq ft)
Kitchen	6.94 sq m	(74 sq ft)
Total	59.6 sq m	(642 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £4,050. Under the current arrangements successful applicants may be eligible for small business rates relief subject to tenant status.

DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms by negotiation at a Guide Rent of £150 per week (£7,800 per annum).

ENERGY PERFORMANCE RATING: B

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 515165 or Chris Mason chris@scotts-property.co.uk 07850 002496

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6819**

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.