

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

Former doctors' surgery
adapted for office use

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

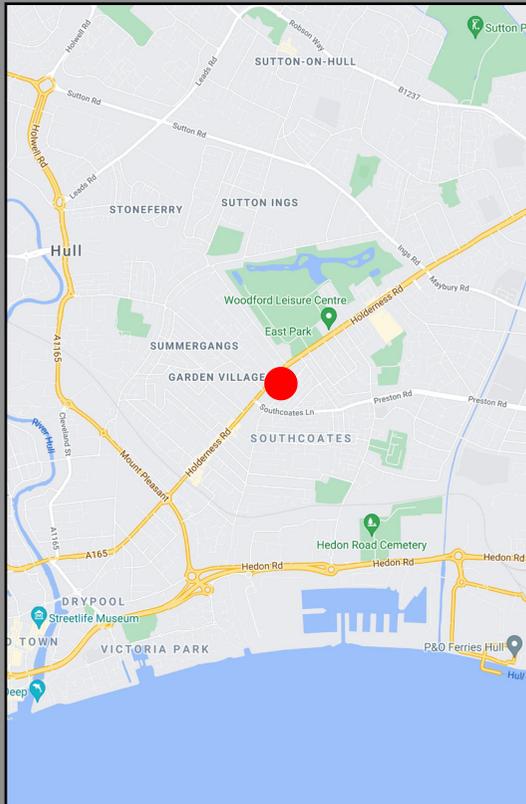
Guide Rent £12,000 p.a.

Scotts
01482 325634



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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. 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.

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

Parking for c.5 cars.

RATEABLE VALUE

The premises are listed 'Offices & Premises' with a Rateable Value of £5,800 (Source VOA website). 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

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6859**

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