

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

TO LET

Lock-up shop currently trading as
a café

Sales width 4.76 m (15 ft 7 in)
x depth 11.6 m (38 ft)

Sales area 55 sq m (593 sq ft)

Forms part of an established
neighbourhood shopping centre

Significant onsite car parking

Other occupiers include Heron
Foods, Cooplands, Boots,
William Hill and ASDA

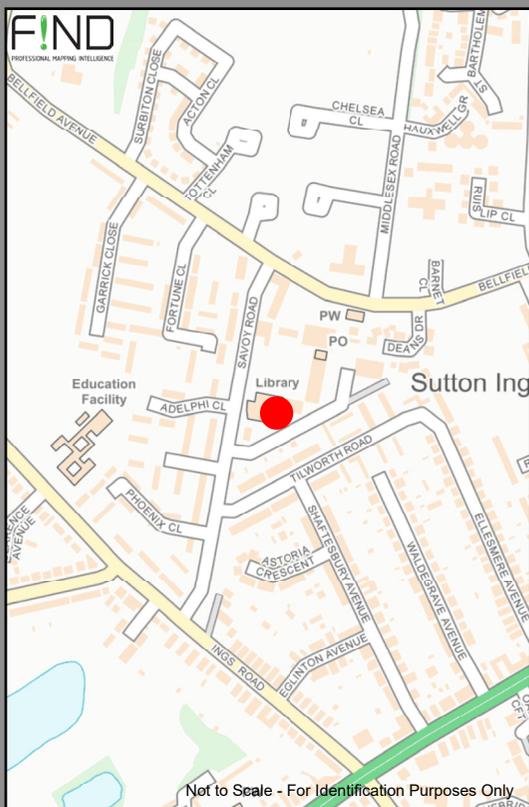
Guide Rent £10,400 p.a.exc.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The unit forms part of a busy and well established 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.

The centre benefits from an open market held each Friday.

DESCRIPTION

The unit benefits from electric security shutters to the front and rear with pavement level access through an aluminium framed shop front and entrance leading to a regular shaped unit with rear lobby and WC.

The property currently operates as a café and is partitioned to provide a dining area, with kitchen, preparation and storage areas together with a customer WC.

ACCOMMODATION

Sales Area - ignoring partitioning – c. 55 sq m (593 sq ft)

RATEABLE VALUE

The property is described as 'Café & Premises' with a rateable value of £9,400 effective April 2017 (Source: VOA website).

Under current provisions a qualifying small business will not have any rates to pay. For clarification please contact Hull City Council (business rates) tel: 01482 300300.

LEASE TERMS

The property is available To Let on a new lease by negotiation at a rent of £10,400 per annum exclusive.

Please note a service charge is payable for common area repairs, maintenance and management. The current budget charge for the property is £1,000 per annum.

ENERGY PERFORMANCE RATING: E

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 on will@scotts-property.co.uk 07801 885302 or Chris Mason chris@scotts-property.co.uk 07850 002496

Offices: Hull 94 Alfred Gelder Street, HU1 2AN Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6611**

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