

52/54 Prestongate
Hessle, HU13 0RE

TO LET
(May Sell)

Prominently positioned retail unit

Located at the junction of Prestongate
and The Weir

Sales area approx 71.5 sq m (770 sq ft)

3 offices/stores and kitchen to first floor
totalling 52.25 sq m (563 sq ft)

Suit a wide variety of retail and
professional uses subject to any
necessary consents

Available under a new lease

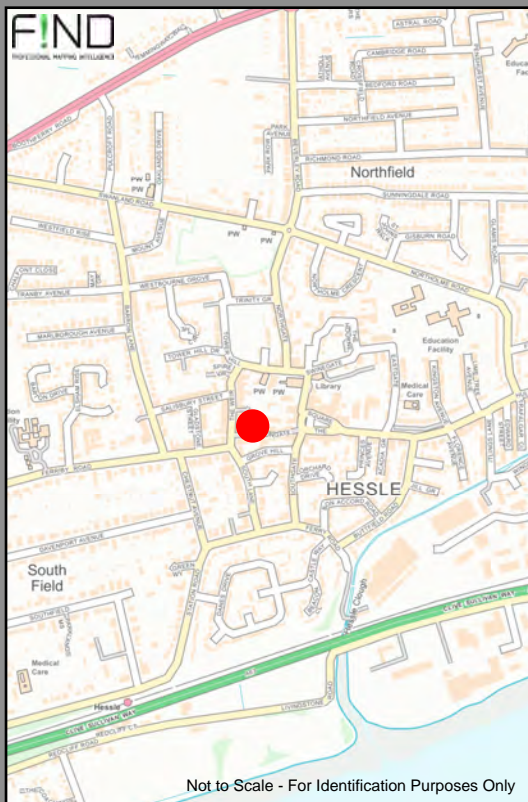
Terms by Negotiation

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Hessle is a town situated in the East Riding of Yorkshire approximately 5 miles west of Hull city centre essentially forming part of the larger urban area of Hull. The town is largely positioned to the north of the A63 forming part of the main route to and from the west linking into the M62 with the Humber Bridge situated within Hessle parish. The population of Hessle is in the order of 15,000.

The subject property is situated within the Hessle town centre at the junction of the pedestrianised Prestongate and The Weir with the latter being home to a mix of well regarded independent traders incorporating a mix of retail and food & drink offers. Specsavers is situated nearby on Prestongate.

The subject property is built to two-storey height of traditional brick construction under a pitched tile clad roof with good prominence to passing traffic and on-street car parking nearby. The corner position offers frontages to both The Weir and Prestongate with the width to the latter in the order of 10m (33 ft). The property and position is ideally suited to a wide range of retail or professional service operations subject to any necessary consent.

ACCOMMODATION

Ground Floor- Sales internal width 9.9 m (32 ft 6 in) x overall depth c.7.93 m (26 ft)

The main sales area extends to 48.2 sq m (520 sq ft) with additional rear sales areas of c.16.15 sq m (175 sq ft) and 6.82 sq m (75 sq ft).

Total sales area 71.5 sq m (770 sq ft)

To the rear of the ground floor is a lobby with access to a WC, rear exit and stairs to the first floor.

First Floor- This comprises a kitchen and 3 rooms which have previously been used as offices. The offices extend to 42.4 sq m (456 sq ft) plus a kitchen of 9.85 sq m (106 sq ft) - total 52.25 sq m (563 sq ft)

RATEABLE VALUE

We understand that the property is described as 'Shop & Premises' with an RV £16,750.

DISPOSAL TERMS

The property is offered 'To Let' under the terms of a new commercial lease by negotiation. Terms will be influenced by the tenant status, commitment and proposed use.

The preference is 'To Let' but a sale of the freehold with full vacant possession may be considered.

ENERGY PERFORMANCE RATING: D

LEGAL COSTS

It is anticipated in connection with any letting that the ingoing tenant will pay the landlords legal costs in addition to their own together with any stamp duty land tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact chris@scotts-property.co.uk 07850002496 or Nick Coultish nick@scotts-property.co.uk 07739590596

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