

Unit 7a, St Andrews Retail Park,  
Hessle Road, Hull, HU3 4EB

# TO LET

Retail Opportunity

Providing a total area  
74.7 sq m (804 sq ft)

Located on a popular retail park

Shared customer car parking

Nearby national operators include  
Greggs, Wilkos and B&M

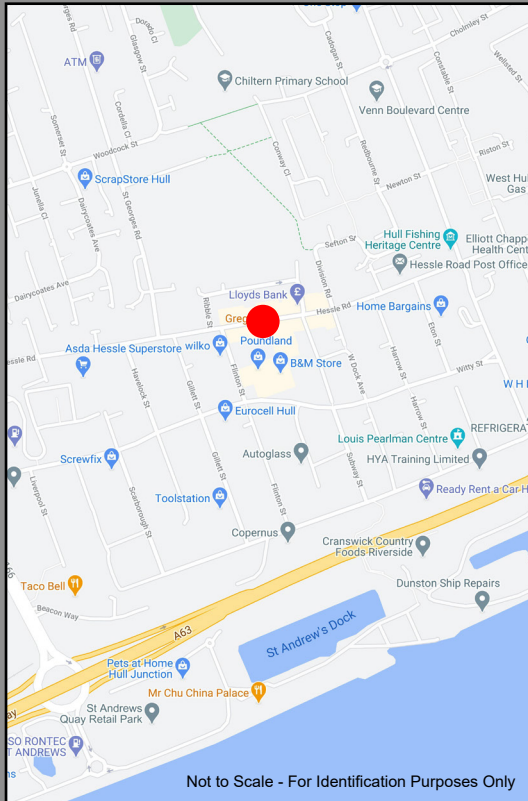
Guide Rent £12,000 p.a

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The subject property is located on St Andrews Retail Park, Hessle Road's prime retail pitch a vibrant shopping district located 1.5 miles west of Hull City Centre. The property forms part of a wider retail park with neighbouring occupiers including Greggs, B&M, Iceland, Select and Poundland. The property is located some 300m from an Asda Superstore.

The property is an end of terrace, purpose built retail unit in the same style as other units on the retail park; constructed of a steel frame with brick elevations under a pitched roof. The property comprises an 'L' shaped unit with retail frontage to a shared customer car park.

Internally the property is provided as a retail 'shell', ready for the internal fit out of an occupier. To the rear, the property benefits from a shared service yard accessed via Subway Street.

The property falls within use class 'E' incorporating retail, financial & professional services, restaurants and cafes. Therefore, all aforementioned uses will be considered, subject to consents.

## ACCOMMODATION

Ground Floor Sales      74.7 sq m      (804 sq ft)

## RATEABLE VALUE

The property requires reassessment for rating purposes.

## DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms by negotiation at a Guide Rent of £12,000 per annum.

**ENERGY PERFORMANCE RATING:** Requires Re-assessment

## 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 on [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Nick Coultish [nick@scotts-property.co.uk](mailto:nick@scotts-property.co.uk) 07739 590596

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