

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

**TO LET**

Ground Floor Retail Opportunity

Providing a total area of  
c.331.8 sq m (3,572 sq ft)

Located on a popular retail park

Shared customer car parking

Nearby national operators include  
Greggs, Wilkos and B&M

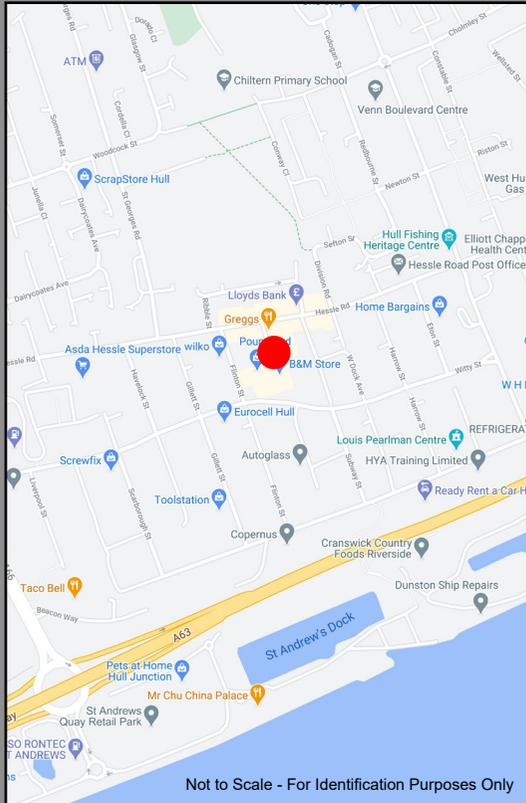
**Rent £40,000 p.a exc**



**Scotts**  
01482 325634

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## 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 built to reflect the style of the other units located on the retail park; of a steel frame construction clad with brick under a tiled mono pitched roof. The property comprises a regular shaped sales area with retail frontage facing onto a shared customer car park.

Internally, the property benefits from a laminate wooden flooring, suspended strip lighting and comfort cooling/heating. To the rear, the property benefits from shared rear service yard.

## ACCOMMODATION

### Ground Floor

Main Sales	183 sq m	(1,970 sq ft)
Rear Stores	148.8 sq m	(1,602 sq ft)
Total Area	331.8 sq m	(3,572 sq ft)

## RATEABLE VALUE

The property is described as 'Retail Warehouse and Premises' with a rateable value of £24,500 effective April 2017.

## DISPOSAL TERMS

The accommodation is offered to the market either through an assignment of the existing Age UK lease (currently held on a fifteen-year lease from 20/11/18 at a passing rent of £40,000 p.a paid quarterly in advance, next break date 20/11/2023), or by way of a new lease to be agreed with the landlord.

## ENERGY PERFORMANCE RATING: D

## 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) or 07801 885302

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.0000**

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