

Unit 6A, Ings Shopping Centre
Savoy Road, Hull, HU8 0TX

TO LET

Lock-up shop previously trading as
William Hill Bookmakers

Sales area 56.98 sq m (613 sq ft)

Forms part of an established
neighbourhood shopping centre

Significant onsite car parking

Other occupiers include Heron
Foods, Cooplands, Boots,
Betfred and ASDA

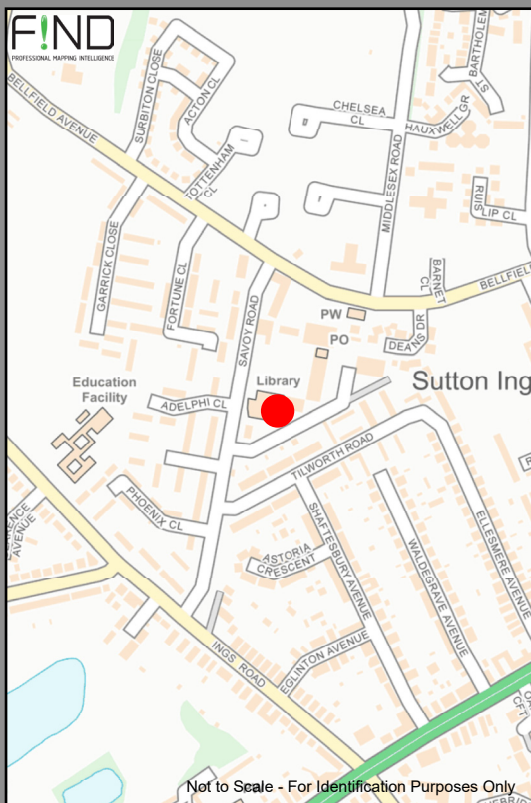
Rent £10,750 p.a.exc.



Scotts
01482 325634

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www.scotts-property.co.uk

LOCATION

The unit forms part of a busy and well established neighbourhood 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 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 provides retail accommodation most recently used as a betting shop. The accommodation will suit alternative uses subject to any required planning consents. The premises currently incorporate a sales counter, kitchen point, store and WC facilities

ACCOMMODATION

Sales Area - ignoring partitioning – c. 56.98 sq m (613 sq ft)

RATEABLE VALUE

The property is described as 'Shop & 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 £10,750 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: C (56)

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

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