



To Let

507 Hesse Road, Hull HU3 4UD

- Ground floor retail unit.
- Suitable for a variety of uses.
- Situated close to Asda superstore with secure rear parking.
- Available on brand new lease terms.

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Location & Situation

The property is located along Hessle Road approximately 2.5 miles west of Hull city centre. The surrounding area comprises of various local and well renowned retailers including Asda and Starbucks as well as residential accommodation close by.

Description

The property comprises of a ground floor retail unit that is suitable for a variety of retail, office and storage purposes.

The ground floor provides ancillary storage accommodation towards the rear including a kitchen area and rear W/c. The unit has the benefit of an electric roller shutter and access to the rear yard area that provides secure off-street parking.

Additionally 505 Hessle Road is also available with the potential to open up to provide a larger space if required subject to landlord's prior consent.

Accommodation

The total accommodation comprises approximately 575 sq. ft (53.38 sq. m).

EPC

We understand the property has an EPC rating of E.

Planning

We understand the ground floor retail unit benefits from use class E.

Services

We understand electricity, water and drainage are connected.

Business Rates

We understand the rateable value for the property is to be £5,200.

Interested parties are advised to check the accuracy of the above figure by contacting the local authority.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price/Terms

The unit is available on brand new lease terms at £6,600 per annum exclusive. Both 505 and 507 Hessle Road are available to lease as a whole at £12,000 per annum exclusive.

Viewings strictly by appointment through us as sole letting agents.

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