

TO LET

GROUND FLOOR SHOP - 123 Newland Avenue, Hull, HU5 2ES



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Ground floor premises

Suitable for retail use (stp)

NIA 70.67 sq m (760 sq ft)

Prominent corner position, with security shutters

Available by way of assignment of existing lease. Rent £12,000 pa exclusive

LOCATION

The property occupies a prominent position on the west side of Newland Avenue on the corner of Melbourne Street. Newland Avenue is a busy shopping and leisure area serving both the immediate local community, but also offering some niche / destination businesses. Other occupiers in the immediate vicinity include Sainsbury's Local, Fultons and a variety of local traders. There are also a number of estate agencies and accommodation agencies. There is a wide food and beverage offering. Many of the businesses draw on the local student population.

Newland Avenue runs parallel to Beverley Road and is situated to the north west of Hull City Centre which is 2.5 miles away. Newland Avenue is served by a range of bus routes.

Hull is a University City. It has a resident population of around 260,000 people with a wider catchment area. There is a wide employment base including engineering, haulage and distribution, shipping, pharmaceuticals and the renewables sector. Hull has benefited from significant regeneration as part of its recent City of Culture status.

DESCRIPTION

The property comprises a ground floor self-contained unit most recently used as a Tattoo Studio. The property is ideally suited for retail use, but other uses will be considered. Any incoming tenant will be required to obtain planning permission for their proposed use. The property forms part of a larger property which is of traditional construction and benefits from a large display window fronting Newland Avenue. In addition to the main space at the front of the property there is additional space to the rear suitable for office or storage purposes together with a kitchen and WC.



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Additional photographs can be viewed on our website.



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ACCOMMODATION

The property has a net internal area of 70.67 sqm (760 sq ft)

ADDITIONAL INFORMATION

Terms: The property is being offered to let by the assignment of an existing lease dated 29 May 2015. The lease is for a term of 10 years. The current rent is £12,000pa and subject to rent reviews in 2021 and 2024. The lease is effectively on a full repairing and insuring basis, subject to a schedule of condition.

Code for Leasing Premises: It is intended that the lease will be drafted in accordance with the Code for Leasing Premises. Further details on request.

Local Authority: Hull City Council

Rateable Value: £10,750

EPC: The property has an Energy Performance Asset Rating E.

Services: All mains services are connected to the property. Please note that these services have not been tested and prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: All rents quoted are exclusive of VAT. We are waiting for confirmation as to whether VAT is to be charged on the rent.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

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