

**324 HESSLE ROAD  
HULL  
HU3 3DU**



**SUPERB GROUND FLOOR PREMISES ON HESSLE ROAD, HULL**

- Ground floor sales area 305 sq ft (28.36 sq m), warehouse 1 138 sq ft (105.73 sq m)
- Located on established retail parade with prominent roadside frontage.
- On-street parking.
- Ideally suited to a commercial owner occupier.

## WHERE IS IT?

- 324 Hesse Road is located on the north side of Hesse Road, within two miles of Hull City Centre. The property forms part of an established parade of retail units with a mix of retail, commercial and residential properties in close proximity including a variety of independent and national retailers.

## WHAT IS IT?

- The property features a spacious ground floor sales area with a large storage/warehouse to the rear. The property benefits with electric security shutters to the frontage and shutter to the rear. The ground floor is carpeted throughout, alarmed and with CCTV. WC and kitchen facilities are located to the rear.

## HOW BIG IS IT?

- The property provides the following accommodation:

### Ground Floor

Staff WC's	4.68 sq m	50 sq ft
Sales Area	28.36 sq m	305 sq ft
Further Sales Area	18.04 sq m	194 sq ft
Warehouse	105.73 sq m	1138 sq ft

<b>Total Area</b>	<b>156.81 sq m</b>	<b>1687 sq ft</b>
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## HOW MUCH IS IT?

- The Long Leasehold is available to purchase. The owner would consider letting the premises on a competitive rental on usual Commercial Full Repairing basis. The property is available with the balance of a Long Leasehold which is a 999 year term from 11<sup>th</sup> March 2008 due to expire on 10<sup>th</sup> March 3007. Further details from the Agent.

## HOW MUCH ARE THE RATES?

- The Tenants will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has a Rateable Value of £6,700.
- Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether Transitional Relief is still applicable to the property or if the Rateable Value is under Appeal.
- From 1 April 2018 eligible rate payers receive 100% relief on properties with a Rateable Value of £12,000 or less. This is applicable to occupation of one commercial property only. Further information from the Local Authority.

## ANYTHING ELSE I HAVE TO PAY?

- VAT:** We have not been advised if the property is VAT registered.
- LEGAL COSTS:** The ingoing Tenant will be responsible for the payment of the Landlords reasonable legal costs incurred in this transaction and any Stamp Duty payable.

## ANYTHING ELSE I NEED TO KNOW?

- EPC:** The property has a rating of E 105.

## WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3 Chartered Surveyors. Draft Details Subject to Clients Approval. Date: June 2020. File Ref: A2278.



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