



Retail/Restaurant Premises To Let

Unit 2, 439 Beverley Road, Hull, HU5 1NR

LOCATION

Hull is a popular town located in the county of East Yorkshire, famous for achieving City of Culture status in 2017, the town boasts a thriving retail, leisure and business sector.

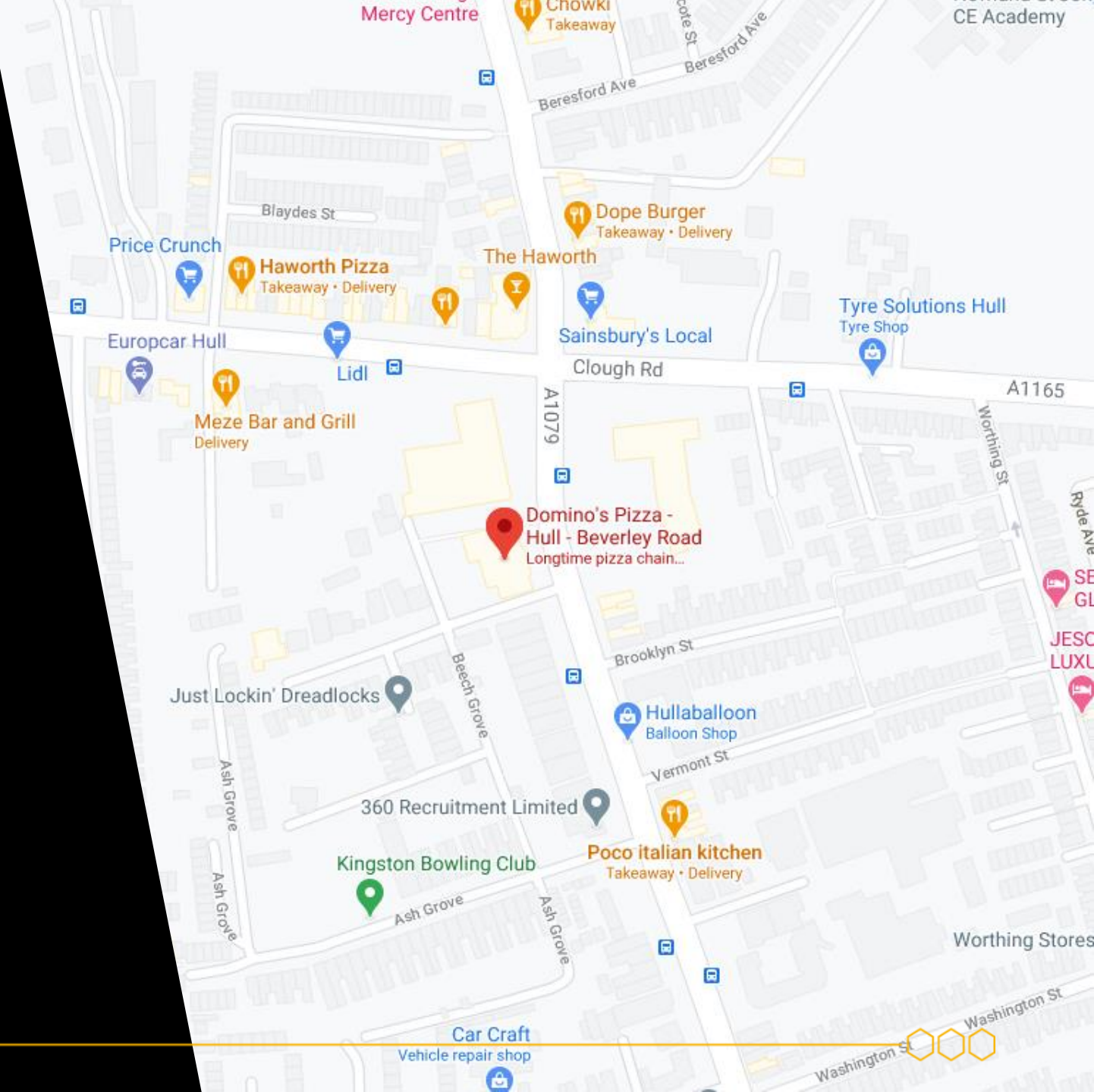
This property is situated in a prominent position on a busy main road (A1079) in the Newland area, just over a mile from Hull city centre. The immediate area is home to a wide range of multiple national occupiers, include, Lidl, Tesco Extra, Dominos and Sainsbury's. There is also a high density of residential properties resulting in high footfall and considerable passing traffic.

ACCOMMODATION

The property comprises an open plan ground floor premises, set in a modern retail/leisure development scheme. There is potential to provide additional space (white outline), subject to vacant possession.

The unit benefits from the following specification:

- Open plan ground floor area
- Excellent ceiling height
- Bay Window frontage
- Use of communal 31 car parking spaces to the rear.



ACCOMMODATION

The available space (yellow outline) provides the following approximate floor areas on a Net Internal Area (NIA) basis:

Ground Floor: **2,090 sq ft 194.5 sq m**

Landlord is willing to install a new shop front if required.

There is potential to provide an **additional 910 sq ft** (white outline), subject to vacant possession. More information provided upon request.

RENT

£21,000 per annum exclusive..

SERVICE CHARGE

More information on service charge will be provided upon application.

TENURE

Available by way of a new lease.

BUSINESS RATES

Rateable Value:	£16,500
Rates Payable 20/21:	£8,233.50 per annum

USE

Use Class E permitted. Other uses may be permitted, subject to Change of Use & Planning Permission.

EPC

EPC rating of C (56).

VAT

All figures are exclusive of VAT.

LEGAL COSTS

Each party to cover their own legal costs.

CONTACT

Through Sole Agents:

Will Beresford MRICS
M: 07392 876416
E: will.beresford@fortus.co.uk

Kieran Oldershaw
M: 07341 778207
E: kieran.oldershaw@fortus.co.uk