

Retail To Let – From £8,000 pa



Retail units, 254–272 Hessle Road, Hull, East Yorkshire



- Fully refurbished retail parade
- Prominent location at the junction of Hessle Road and The Boulevard
- Fitted security shutters
- New lease available
- Attractive shop fronts

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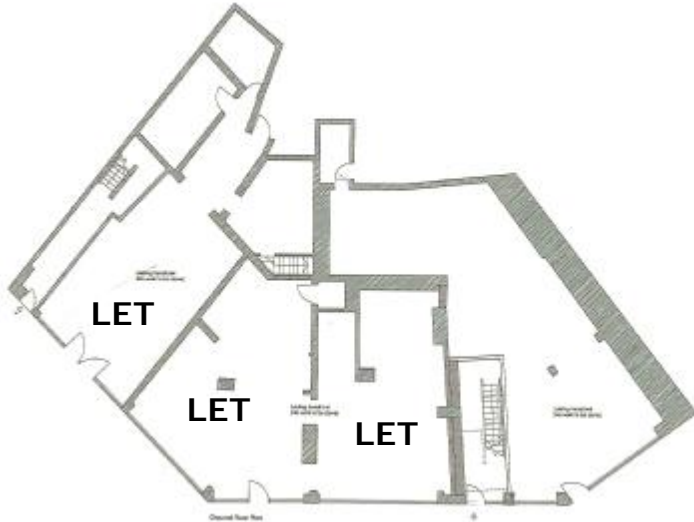
Retail Units, 252-256 Hessle Road Hull, East Yorkshire



Location

Hessle Road is historically an extremely popular and busy retailing area. The area has recently undergone a great deal of redevelopment and attracts a large mix of both local, independent and national multiple traders.

Shop 4, 252-256 Hessle Road is located on a particularly busy and prominent parade of shops at the junction with The Boulevard and within close proximity to Boyes Department Store.



Description

The unit forms part of recently refurbished retail development, comprising four shops with residential apartments above. Unit 4 comprises ground floor sales of approximately 100.23 sq m (1,079 sq ft) with an attractive frontage overlooking Hessle Road and The Boulevard and with the added benefit of fitted security shutters.

The unit is ideally located for a variety of occupiers subject to any necessary permissions and will be available with the benefit of a new lease.

Accommodation

All areas are approximate:-

Units available from approximately 83.61 sq m (900 sq ft)

Terms

The property is available to rent on the following terms and conditions, subject to formal lease.

Lease Term

3 years or longer in multiples of 3 years.

Rent

Rentals from £8,000 per annum per unit payable quarterly in advance by bankers standing order.

Repairs

The tenant will be responsible for all repairs and decorations to the demised premises.

Insurance

The landlord insures the building of which the premises form part and the tenant is responsible for reimbursing the insurance premium applicable thereto.

VAT

To be advised.

Legal Costs

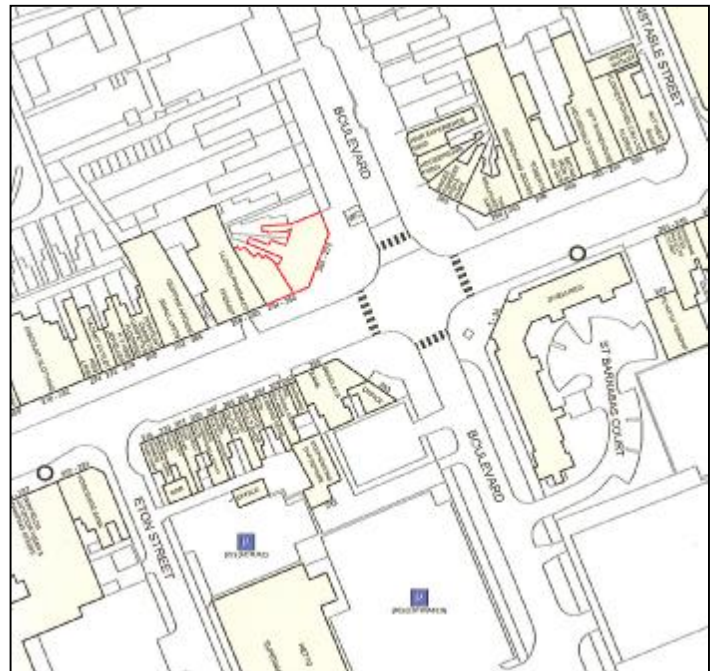
The tenant is responsible for payment of landlord's reasonable legal costs incurred in this transaction and any stamp duty payable thereon.

Rates

The tenant will be responsible for payment of the rates and are advised to make their own enquiries with the Local Authority to ascertain the rateable value, which is subject to the current rate in the pound. The premises may be in the process of being re-assessed following the refurbishment.

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For further information and viewing

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