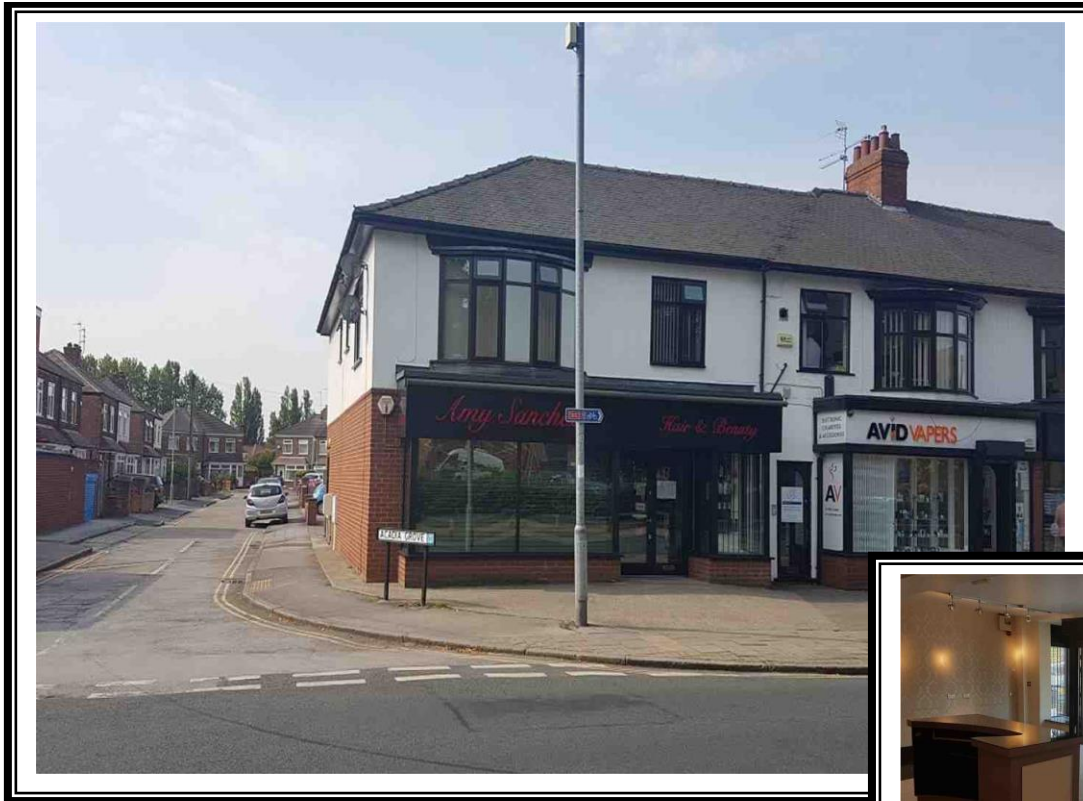


**20 HULL ROAD
HESSLE
HU13 0AH**



RETAIL UNIT IN POPULAR MARKET TOWN OF HESSLE

- High levels of pedestrian and vehicle traffic passing the property at all times of the day.
- Located in close to proximity to central Hesse and Hesse Square.
- Property benefits from car parking at the rear.
- Call now to arrange a viewing.

WHERE IS IT?

- Hessele is located approximately five miles to the west of Hull City Centre and is a busy vibrant Town with many national and regional traders represented including Costa Coffee, Halifax, Heron Frozen Foods, Boots etc. As well as retailers Hessele is extremely popular with Solicitors, Estate Agents and many other professional users.
- 20 Hull Road, Hessele benefits from a highly visible location in close proximity to Hessele Square with a high volume of passing traffic and pedestrian footfall. The property is located on the corner of the shops giving visibility and ideal for advertising.

WHAT IS IT?

- 20 Hull Road, Hessele was formerly a hair salon but would be ideal for many other uses subject to the necessary Planning Consent.
- Internally the premises are fitted out to a good standard with open plan sales area and benefitting from an additional room to the rear. The property also benefits from a store, kitchen and WC to the rear. An added advantage to the property is internal electric roller shutters and car parking located to the rear.

HOW BIG IS IT?

- The accommodation comprises:
- Ground Floor 939 sq ft 87.23 sq m

HOW MUCH IS IT?

- The property is offered To Let on a very competitive rental on a typical commercial full repairing and insuring Lease on the usual three-year pattern.

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 £15,000. 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.

ANYTHING ELSE I HAVE TO PAY?

- **VAT:** 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.
- **INSURANCE:** The Landlord insures the building only, of which the premises form part and the Tenant is responsible for the property insurance premium applicable thereto.
- **REPAIRS:** Full Repairing and Insuring Lease.

ANYTHING ELSE I NEED TO KNOW?

- **SERVICES:** We believe that mains drainage, water and electricity are connectd. Parties are advised to make their own enquiries to check availability.
- **EPC:** The property has a rating of C73.

WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Agents NT3. Draft Details Subject to Clients Approval. Date: 09/19. File Ref: A2253.



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