

**279 HESSLE ROAD
HULL
HU3 4BQ**



UNIQUE OPPORTUNITY TO RENT THIS PROMINENT BUILDING OF CHARACTER

- The building can be occupied either as a whole or on a floor by floor basis.
- Suitable for A1 retail/A2 professional services.
- Could be suitable for a variety of other uses, e.g Business Headquarters (B1), Restaurant (A3), Drinking Establishment (A4) and much more (Subject to Planning).
- Gross ground floor area 214.58 sq m (2,310 sq ft).
- Gross first floor area 144.44 sq m (1,555 sq ft), gross second floor area 122.01 sq m (1,313 sq ft).



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WHERE IS IT?

- The property is situated in a highly prominent location on Hessle Road at the junction with Eton Street. Hessle Road is a busy arterial road and neighbourhood shopping area situated to the west of Hull City Centre. The property is next door to Winfields Megastore (Camping Goods) and other retailers in the immediate vicinity include Cooplands, Heron Frozen Foods, Sainsburys Local and Boyes.
- The property is situated approximately 1.5 miles from Hull City Centre and benefits from being on the edge of a relatively high density residential catchment area. There are regular bus services along Hessle Road and there is on street parking close to the property together with a public car park which is accessed from Eton Street. There is also the availability of 10 car parking spaces next door on a rolling 6 month Licence.
- Hull is located in East Yorkshire having a population of approximately 285,000 with a wider catchment area. Road communications are good with the A63 linking directly in to the M62 and the wider national motorway network. Hull was UK City of Culture in 2017 which has contributed towards increased visitor numbers and City wide regeneration projects.

WHAT IS IT?

- The property comprises a former Banking Hall and Premises but offers an ideal opportunity for use as Headquarters for various occupiers such as Financial Advisors, Solicitors, Accountants, Insurance Brokers and many more, subject to the necessary Planning Consents being obtained. As well as the above the property would be ideal for large retail occupation.
- The property dates from around 1900 and is Grade II Listed. The building is of primarily brick construction under a pitched slate roof with terracotta dressings and faience cladding at ground floor. Internally the ground floor Banking Hall is fitted with automatic internal doors and suspended ceiling and part air-conditioned.

WHAT IS IT CONT'D...?

- In addition to the Banking Hall and offices there is extensive ground floor ancillary accommodation, including the former strong room.
- To the first and second floors there are further offices and ancillary accommodation which can be included in the letting if required. The landlord is willing to work with an incoming tenant to clear non structural internal walls to create a clear open plan area, where possible.
- The building occupies virtually 100% of its site area with small yard area suitable for bin storage, cycle parking etc.

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 £9,600. 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:** All rents quoted are exclusive of VAT. We are waiting for confirmation as to whether VAT is applicable to this transaction.
- **CODE FOR LEASING PREMISES:** It is intended that the Lease will be prepared in accordance with the code which can be read at www.leasingbusinesspremises.co.uk.
- **LEGAL COSTS:** The ingoing tenant will be responsible for the Landlords legal costs incurred in respect of the preparation of the lease.



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Superb Architectural Building

HOW BIG IS IT?

- All areas are measured on a gross internal basis.

Ground Floor	214.58 sq m	(2,310 sq ft)
First Floor	144.44 sq m	(1,555 sq ft)
Second Floor	122.01 sq m	(1,313 sq ft)

Total Area 481.03 sq m (5,178 sq ft)

- Plans are available on request.

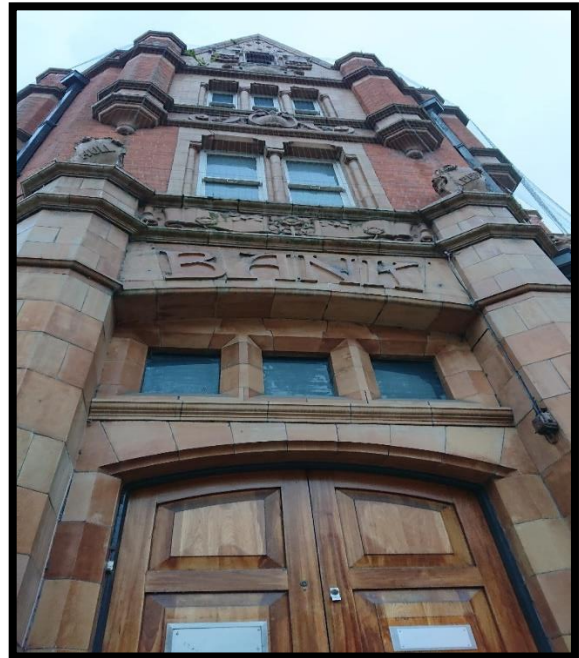
HOW MUCH IS IT?

- The property is to be made available by way of a new lease with the rent, lease length and other terms to be by negotiation.



ANYTHING ELSE I NEED TO KNOW?

- EPC:** The property has an Energy Performance Asset Rating D
- SERVICES:** All mains services are connected to the property. Please note that the services have not been tested and prospective Tenants are advised to check on the suitability of the services for their proposed use.



WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Joint Agents. Draft Details Subject to Clients Approval. Date: January 2019. File Ref: A2180.



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