

**5 HULL ROAD
ANLABY
HU10 6SP**



SUPERB GROUND FLOOR RETAIL UNIT IN SOUGHT AFTER LOCATION IN ANLABY

- The property benefits with consent for both retail and restaurant/café operators.
- Located in an established parade of operators including William Hill and Fields of Anlaby.
- The property benefits with car park facilities in the immediate area.
- Call now to arrange a viewing.

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WHERE IS IT?

- Anlaby is an attractive and prosperous West Hull suburb and comprises of high quality residential dwellings.
- In the heart of Anlaby lies an attractive and conveniently situated shopping parade with easy access to customer car parking.
- Such retailers including Fields of Anlaby, William Hill and Frydays. Other national retailers situated nearby including Sainsburys Local and Boots Pharmacy.

WHAT IS IT?

- The property comprises of two storey end terrace (**first floor flat now let**). The ground floor unit has the benefit of Planning Consent for retail/finance and professional/restaurant and café bar uses.
- The property presents an ideal opportunity for many users subject to necessary consents.
- The retail property has a kitchen facility together with both private male and female WC's. The property also benefits from roller shutters to the front, side and rear.

HOW BIG IS IT?

- The accommodation comprises:

Ground Floor	1140 sq ft	105.91 sq m
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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 £13,500.
- 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 not 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.

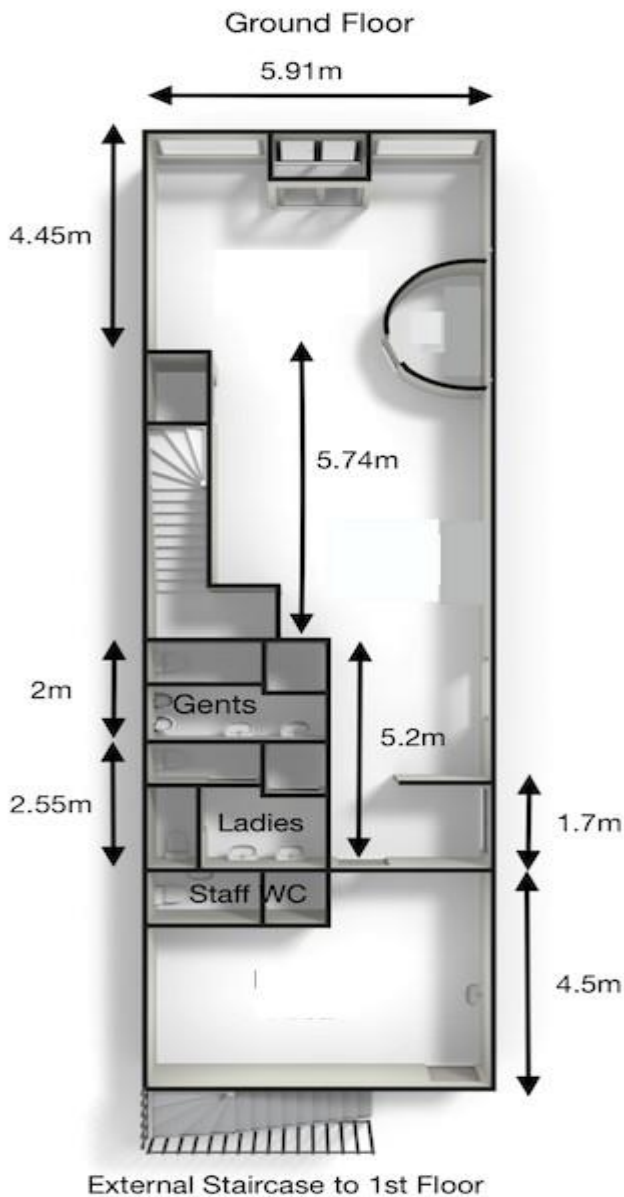
ANYTHING ELSE I NEED TO KNOW?

- **SERVICES:** We believe that mains drainage, water, gas and electricity are connected, however, independent parties are advised to make their own enquiries and check the availability for their own purpose.
- **EPC:** The property has a rating of D79.



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WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3. Draft Details Subject to Clients Approval. Date: 09/19. File Ref: A2254.