

Superb Ground Floor Retail Unit

**1 THE WEIR
HESSLE
HU13 0SB**



SUPERB RETAIL UNIT IN POPULAR MARKET TOWN OF HESSLE

- Sought after ground floor retail unit of 998 sq ft / 92.7 sq m in prominent position.
- Fully on-pitch, central Hessele location, with excellent links to Hull and the East Riding.
- The property benefits with Planning Permission A1/A2 Planning Consent.
- Large open plan accommodation finished to a good standard.
- Rental available on request.

1 THE WEIR HESSLE HU13 OSB



WHERE IS IT?

- 1 The Weir occupies a strong and prominent location to Hessle with other occupiers close by including Barclays Bank, James Patrick, Cucina and many other traders who have traded in this location for a long period of time.
- Hessle 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 Hessle is extremely popular with Solicitors, Estate Agents and many other professional users.

WHAT IS IT?

- 1 The Weir is a spacious ground floor retail unit, fully self-contained. The property has a disabled WC and a fully fitted kitchen to the rear of the premises.
- The offices benefit from laminate flooring throughout, are well decorated and fitted with electric storage heaters.

HOW BIG IS IT?

- The accommodation comprises:
- Ground Floor 998 sq ft 92.7 sq m

HOW MUCH IS IT?

- The property is available at a competitive rental of £15,000 per annum exclusive of business rates and any other periodic outgoings. Full details from NT3.

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 £11,000.
- 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 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 connected. Parties are advised to make their own enquiries to check availability.
- **EPC:** EPC commissioned and awaiting rating report.

WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3. Draft Details Subject to Clients Approval. Date: October 2019. File Ref: A2257.



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