

# KINGSTON SHOPPING CENTRE

ONE OF THE BUSIEST RETAILING AREAS IN THE CITY

TOTAL DEVELOPMENT  
**35,134 sq.ft**  
(3,264 sq.m)

Occupiers include:

**Poundland**

**Card Factory**



**home bargains**

Free onsite car parking

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**NEWS WEBSTER**  
PROPERTY CONSULTANTS

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202 - 218 Holderness Road, Hull,  
North Humberside, HU9 2AA



# KINGSTON SHOPPING CENTRE

Kingston Shopping Centre is a modern, suburban development on Holderness Road to the east of the city centre and close to its junction with Mount Pleasant.

The scheme comprises a terrace of 8 retail units built around a car park offering approximately 120 free spaces with occupiers including Poundland, Card Factory Virgin Money, Home Bargains, Oasis Dental Care and a McDonalds drive-thru restaurant.



CURRENT  
TOTAL UNITS  
**9**

# KINGSTON SHOPPING CENTRE

Possible Uses	Use class
Shop	E
Financial & professional services	E
Café or restaurant	E
Medical/Health Services	E
Indoor Sport/fitness	E

## DESCRIPTION

Generally the units are of steel portal frame construction with concrete floors and brick/block and profiled steel clad elevations beneath a pitched steel clad roof.

Holderness Road is one of the main arterial routes into Hull city centre and is a sought after location, with both local and national retailers represented including the likes of Iceland, Boyes, One Stop, Cooplands, Ladbrokes, Subway and Heron. Other occupiers in the immediate vicinity include Asda, B&M, Matalan, KFC and Everlast Gyms.



FREE  
CAR PARK  
SPACES  
**120**

# KINGSTON SHOPPING CENTRE



## AVAILABLE UNITS

Unit 3		sq.ft	sq.m
		790	73.4
Rental p.a		£20,000	
Rateable Value		£5,300	
Service Charge		£1,284.76 pa ex VAT	
Insurance		£558 pa	
<b>FOR SALE OR TO LET</b>			

Unit 5		sq.ft	sq.m
		4,460	414
Rental p.a		£45,000	
Rateable Value		£39,000	
Service Charge		£4,063.84 pa ex VAT	
Insurance		£1,569.14 pa	
<b>CAN BE SPLIT – Details On Application</b>			



## SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

## SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

## ENERGY PERFORMANCE

Unit 3 : Energy Rating C (59)

Unit 5 : Energy Rating B (37)

## PLANNING

An ingoing tenant should make their own enquiries to the Local Authority to ensure that the property has planning permission for their proposed use.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## BUSINESS RATES

Unit 3 : Rateable Value £5,300

Unit 5 : Rateable Value £39,000

Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority

## VIEWING

Strictly via prior appointment with the appointed agent:



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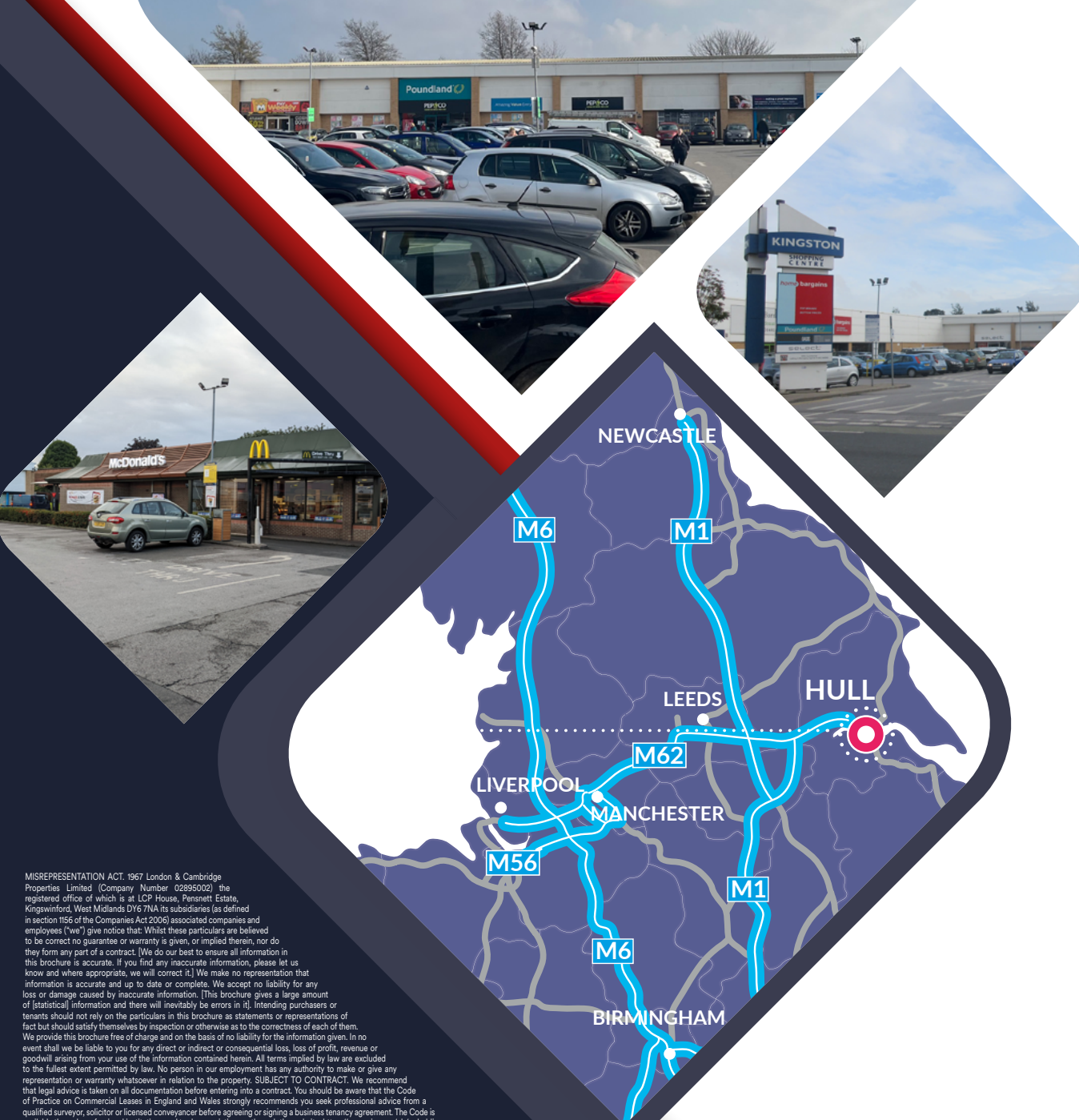
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\*Potential occupiers to make own enquiries to clarify accuracy of data.