

RETAIL UNIT - TO LET

HULL - 153 BEVERLEY ROAD, HU3 1TY

**Mason
Partners**



Location

The property is situated along Beverley Road adjoining an Asda supermarket approximately two miles north of the city centre. The surrounding area comprises a mixture of local retailers and residential and enjoys excellent frontage along one of Hull's main arterial routes towards Beverley.

Accommodation

The property provides a ground floor retail unit occupying a prominent position.

The property comprises the following floor approximate area:

Ground Floor NIA: 994 sq ft. (92.34 sq m)

Terms

The premises is available by way of assignment or sub lease of a lease expiring on 17th October 2027. Alternatively, a surrender and new lease could be entered in to.

Rent

£13,500 pax.

Rating Assessment

Rateable Value: £12,250

Interested parties are advised to make their own enquiries with Hull City Council Tel: 01482 300 300

Planning

It is understood that the premises has a class E planning consent.

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EPC

Energy Performance Asset Rating: C.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

Joe Pearce
Lee Quinn

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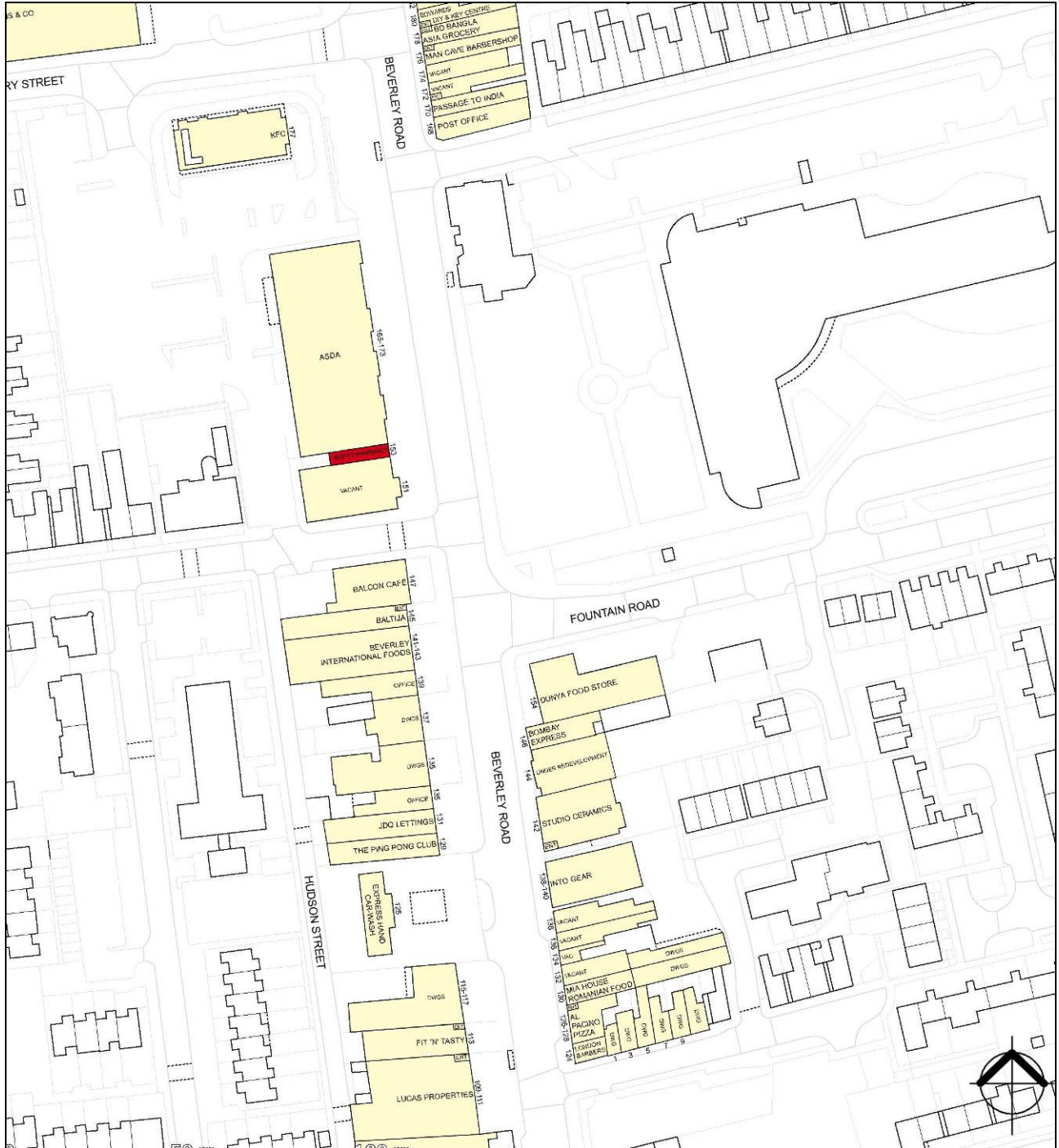
0151 227 1008

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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