



17A Prestongate, Hessle,
East Yorkshire, HU13 0RD
Retail To Let 31.77 sq m (342 sq ft)

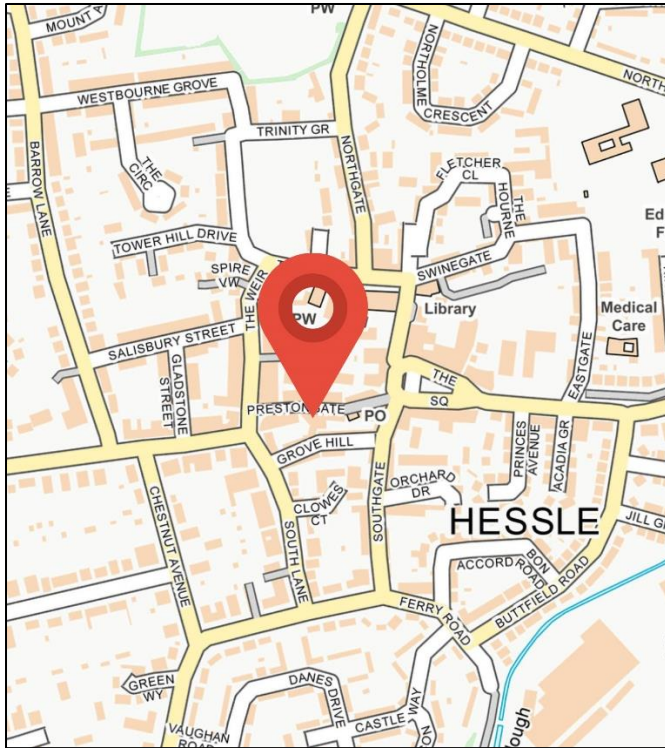


Location

Hessle is a very busy and prosperous west Hull suburb within close proximity of the Humber Bridge and within easy access to the motorway networks.

Prestongate is a pedestrianised retail link between The Square and The Weir in the heart of the very busy central shopping area of Hessle with both local and national traders represented in the area.

The unit forms part of a prominent retailing parade close to the Post Office, and Hessle Travel.



Description

The premises comprise a spacious ground floor retail unit with attractive shop front. There is rear access to the car park with 1 allocated car park space.

Summary

- Attractive retail unit
- Prominent pedestrian retailing location
- Close to Hessle Post Office
- Available with the benefit of a new lease
- 1 Car parking space

Accommodation

The accommodation briefly comprises (all areas and dimensions approximate):

	Sq m	Sq ft
Sales area	31.77	342

Terms

The property is available to rent on the following terms and conditions, subject to formal lease.

Rent

The commencing rent will be £9,000 pa, payable quarterly in advance by Bankers Order. The rental is inclusive of service charge. VAT is not applicable.

Lease Term

By negotiation

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises to include the shop front, rear door and all glazing. The landlord insures the building of which the unit forms part and the tenant is responsible for reimbursing the premium applicable thereto.

The tenant is liable for their own contents and liability cover.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable values of £8,000. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

A copy of the Certificate and Recommendation Report is available on request.

TBC

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