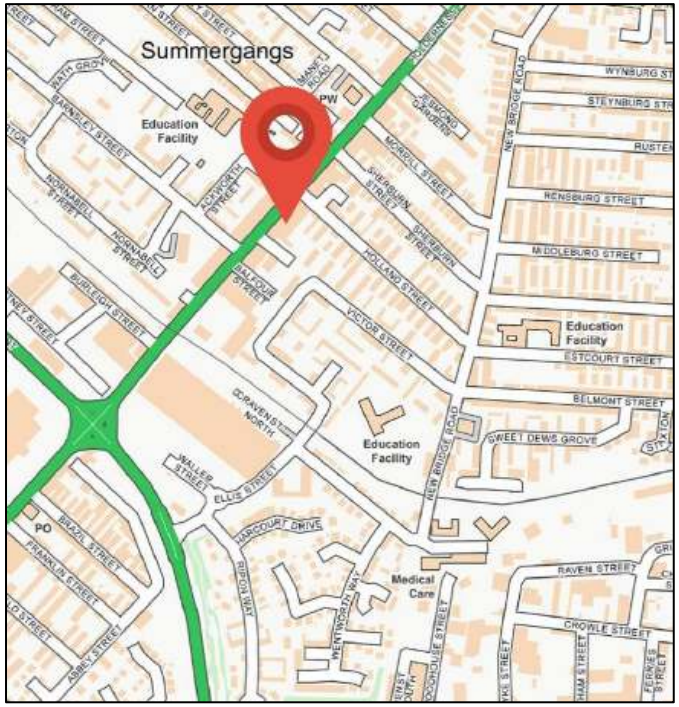
250 Holderness Road
Hull, HU9 2HX

Retail To Let 304.23 sq m (3,275 sq ft)

Location

Holderness Road is one of Hull's main arterial roads carrying substantial volumes of traffic in and out of Hull city centre at all times of the day. The area is well represented by many of the UKs major high street multiple traders with a good mix of local and regional occupiers. 250 Holderness Road is situated in one of the busiest retailing parades where adjacent occupiers include One Stop, Cooplands Bakers & Barclays and Lloyds Bank, Heron and many national charities. To the rear is a public car park accessed from Victor Street.



Description

The property comprises of a large ground floor retail unit with substantial open plan retail accommodation and large storage and staff areas. To one side is a small yard accessed from the rear.

Summary

- Large ground floor retail unit
- Substantial storage facilities
- Located on one of Hull's busiest main arterial roads
- Ideal for many types of retail use
- Available on a new lease

Accommodation

The property comprises the following accommodation. All net internal measurements are approximate.

Sales		
Maximum Shop Width	9.17m	30'9"
Maximum Shop Depth	22.18m	72.8"
	Sq m	**Sq ft**
Total Sales Area	**180.63**	**1,944**
Store Room	123.60	1,330
WC & Staff Facilities		
TOTAL GROUND FLOOR	**304.23**	**3,275**

Terms

The property is available on a new lease on the following terms.

Lease Term

5 years or longer with 5 year rent reviews

Rent

£25,000 per annum exclusive of rates plus, VAT (if applicable) and all other outgoings payable quarterly in advance.

Repairs

The Tenant will be responsible for all repairs and decoration to the premises.

Insurance

The Landlord insures the building and the Tenant will reimburse premium.

VAT

To be confirmed.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property currently has a rateable value of £25,750 which is subject to the current rate of 51.2 pence in the pound for year commencing April 2020. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal. **Note: No rates are payable for the rating year April 2020/2021.**

EPC

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

TBC

Contacts

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Date: **December 2020** File Ref: **14423**

For location identification only and are not property boundaries. Do not scale.

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