

ALL ENQUIRIES

108-110 CHANTERLANDS AVENUE, HULL, HU5 3TS



HWA Charity Shop

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Of interest to occupiers, developers or investors

Ground floor former betting shop / Class E unit available with vacant possession

Two flats to the upper floors each let at £450 pcm

Prominent / busy location close to Westbourne Avenue

Ground floor available on new lease: £18,250 pa exclusive (incentives available)

Freehold available at a guide price of £295,000

LOCATION

The property is situated on the east side of Chanterlands Avenue in Hull, between The Avenue pub and the junction with Westbourne Avenue. Chanterlands Avenue is situated approximately 2 miles to the north west of Hull City centre via Spring Bank and is within the popular "Avenues" area. This is a mixed use commercial and residential location offering a range of neighbourhood services including Sainsburys, Heron Foods, the Avenues Medical Centre and a range of food and beverage outlets. The immediate adjoining properties are a florist and charity shop. On street parking is available in the immediate vicinity and the property is on a bus route.

DESCRIPTION

The available property comprises a large, double fronted retail unit forming part of a larger mid terraced property. There are two self contained flats to the upper floors. The building is of traditional brick construction under a pitched concrete tile roof. The property has a modern shop front with an internal remote operated security shutter behind the main entrance door.

The property has previously been used as a betting shop and the internal fit out includes a suspended ceiling with integrated lighting and aircon units, part tiled and part carpeted floor and built in cash office. There are customer and staff toilets and ancillary space includes a small staff room. Externally there is a small external area to the front of the property which will be included within the demised premises and the tenants will have rights to use the rear of the property for bin storage.

ACCOMMODATION

Ground Floor: 104.23 sq m (1,122 sq ft)

The upper floors provide two self contained flats, each providing kitchen, living room, bathroom and bedroom at first floor with an attic master bedroom. Each flat is let at £450 pcm exclusive.



HM Land Registry
Official copy of
title plan

Title number **HS246445**
Ordnance Survey map reference **TA0730SW**
Scale **1:1250**
Administrative area **City of Kingston upon Hull**



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TERMS

The ground floor is available by way of a new lease on effectively an FRI basis at a rent of £18,250 pa exclusive. The length of lease by negotiation. A short rent free period, dependent upon tenants proposed works, is available for fit out purposes. The freehold is available at a guide price of £295,000.

ADDITIONAL INFORMATION

Local Authority: Hull City Council.

Rateable Value: The property is shown in the Rating List as Betting Shop and Premises with a rateable value of £16,500.

EPC: The shop has an Energy Rating C. (55). The flats each have an EPC rating of E.

Services: Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

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