

TO LET

145 ASKEW AVENUE, HULL, HU4 6NH

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Additional photographs of the property can be viewed on our website.

Ground floor Class E unit

Prominent location close to “5 ways” roundabout

Busy main road with ample on street parking

Security shutters and suspended ceiling

Available on new lease: £9,500 per annum

LOCATION

The property occupies a prominent position as part of a neighbourhood shopping area situated close to the “5 ways” roundabout and the junction with Pickering Road and Boothferry Road. The property is situated approximately 3 miles to the west of Hull city centre. This is a medium to high density residential area.

Other businesses in the immediate vicinity include a convenience store and pizza takeaway.

The property is located on a bus route and there is ample on street parking in the immediate vicinity.

DESCRIPTION

The property comprises a ground floor retail unit forming part of a larger property. The building provides an end of terrace unit with retail shop at ground floor with a flat (separately tenanted) above. The building is of traditional brick construction under a pitched tile roof.

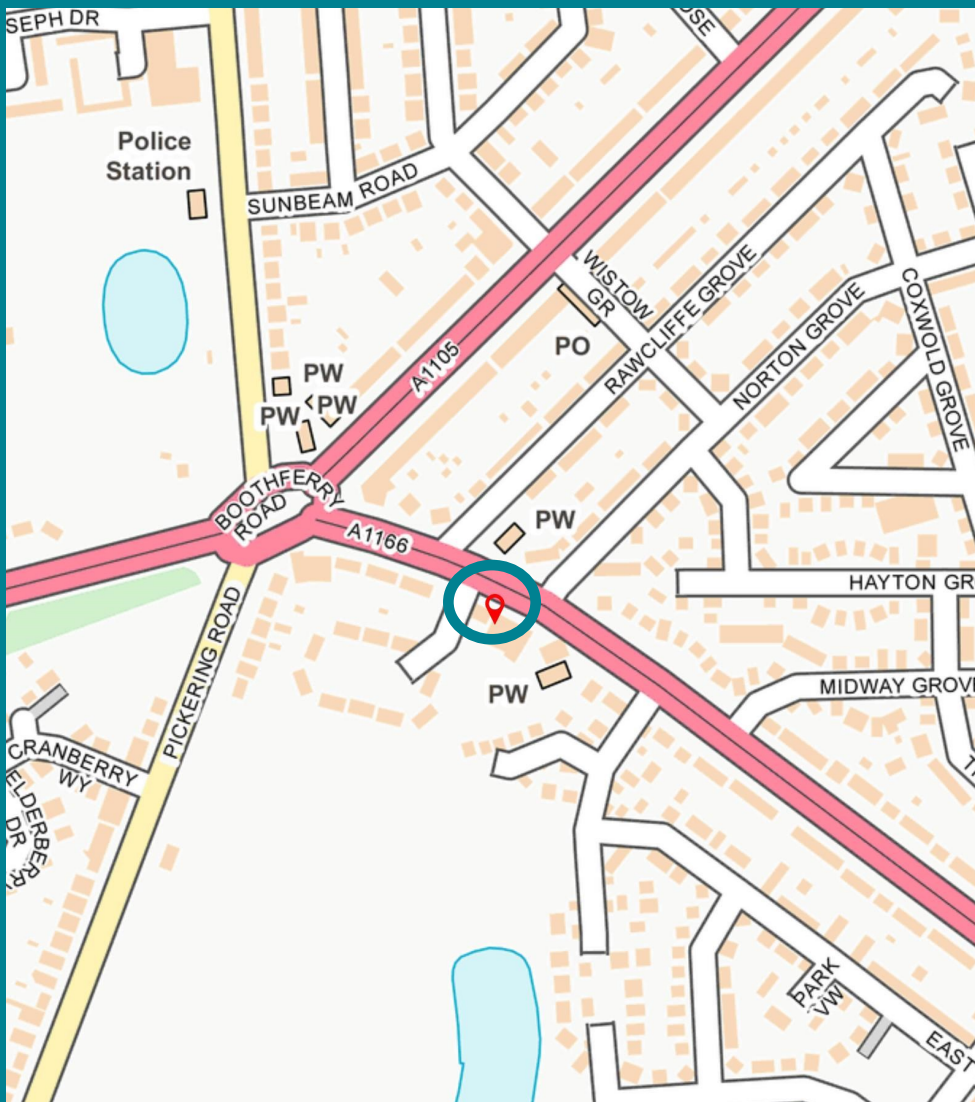
The retail unit provides a largely clear space benefiting from security shutters and a suspended ceiling and air-conditioning. There is a WC at the rear of the shop.

The property has previously traded as a pharmacy and a Schedule of Dilapidations is being prepared to serve on the outgoing tenant. We envisage the existing shop fittings will be stripped out prior the property being let and any essential works undertaken. Further information on the landlords proposed works is available on request.

ACCOMMODATION

The property has been measured on a net internal basis and extends to **62.26 sq m (670 sq ft)**





TERMS

The property is available on a new lease at a rent of £9,500 per annum exclusive. The length of lease to be by negotiation. The tenant will be responsible for the repair and decoration of the interior of the property, shop front, windows and shutters plus a fair proportion of the landlords expenditure in respect of the repair and maintenance of the main fabric of the building and the buildings insurance.

ADDITIONAL INFORMATION

Local Authority: Kingston upon Hull City Council.

Rateable Value: £5,000. **EPC:** TBC.

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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