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TO LET

544 HESSLE ROAD, HULL, HU3 5BL

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Prominent ground floor retail unit

Return frontage to St Nectan Close

Well presented retail space with rear storage

Security shutters

New lease: £10,000 pa - incentives available

LOCATION

The property is located within a parade of similar shops on the north side of Hesse Road close to the junction with Hawthorn Avenue. Hesse Road is a busy neighbourhood shopping area surrounded by relatively high density housing to the west of Hull city centre and benefiting from easy access to the A63. Nearby occupiers include Asda, Lidl, Starbucks, Fit 24 and a variety of local traders.

DESCRIPTION

The property comprises a ground floor retail unit forming part of a larger three storey property of traditional brick construction under a pitched tile roof. There is a modern uPVC shop front with display windows either side of a central entrance. The shop benefits from electric remote operated security shutters and there is an illuminated signage zone. Internally the main retail area has a suspended ceiling with spot lighting, a security alarm, serving counter and fitting room. There is an ancillary retail area behind the main retail space with tea station and WC off. To the rear of the property there is a storeroom with roller shutter access on to St Nectan Close offering good access for deliveries.

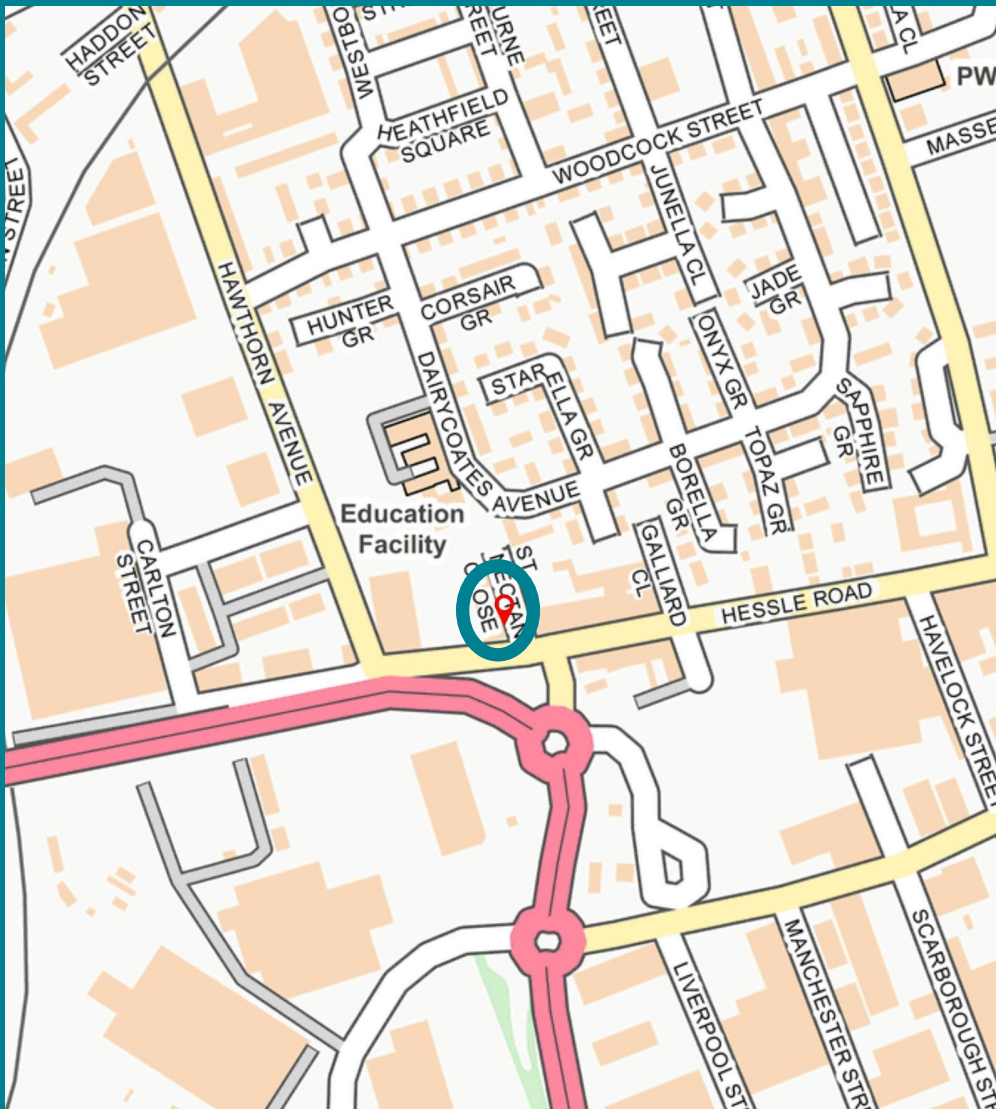
Additional photographs of the property can be viewed on our website.

ACCOMMODATION

The floor areas have been measured and calculated on a net internal basis as follows:-

Main retail area	56.5 sq m	(607 sq ft)
Ancillary sales	13.3 sq m	(143 sq ft)
Storage	38.5 sq m	(414 sq ft)
Total	108.3 sq m	(1,165 sq ft)





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TERMS

The property is available by way of a new lease at a rent of £10,000 per annum exclusive. The tenant will be responsible for the repair and decoration of the interior of the property, shop front and shutter together with a fair proportion of the landlords costs in repairing the main fabric of the building and the landlords insurance costs. The length of lease to be by negotiation. Incentives will be available subject to length of lease and quality of financial references.

ADDITIONAL INFORMATION

Local Authority: Kingston upon Hull City Council.
Rateable Value: £5,200 (Shop and Premises). Small Business Rate Relief may be available.
EPC: B.
Services: Mains water, electricity and drainage are connected to the property. Prospective tenants are advised to check on the suitability of the services 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 Business Premises: It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

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

VIEWING AND FURTHER INFORMATION

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Ref: 15/229



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