



To Let

50 Holderness Road, Hull HU9 1ED

- Suitable for a variety of uses.
- Former ground floor bar/leisure with first floor ancillary storage.
- Outdoor seating space at front.
- Available on brand new lease terms at £11,750 per annum.

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Location & Situation

The property is situated along Holderness Road approximately 0.8 miles north east of Hull city centre. The immediate area comprises a mixture of residential and various local businesses situated along Holderness Road.

Holderness Road is one of Hull's main arterial routes to and from the city with plenty of vehicle and pedestrian traffic passing by on a daily basis.

Description

The property comprises of a ground floor former bar premises with kitchen and W/c facilities situated towards the rear. Additionally the property benefits from first floor ancillary storage.

The property could be utilised for a variety of uses and could become a brand new bar/leisure venue under the current configuration. The property also benefits from outdoor space at the front which could be utilised for outdoor seating.

Accommodation

The ground floor accommodation comprises of the following areas:

Ground Floor - 1,438 sq. ft (133.48 sq.m)

First Floor - 416 sq.ft. (38.68 sq.m)

Total: 1,854 sq.ft. (172.16 sq.m)

EPC

We understand the current EPC rating for the property is B.

Planning

We understand the ground floor benefits from use class Sui Generis.

Services

We understand gas, electricity, water and drainage are connected to the premises.

Business Rates/Council Tax

We understand the rateable value for the retail unit is £2,900. Interested parties are advised to check the accuracy of the above figure by contacting the local authority.

VAT

We understand VAT is not payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.

Price/Terms

The property is available on brand new lease terms at a rent of £11,750 per annum exclusive.

Viewings strictly through appointment via us as sole letting agent.

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