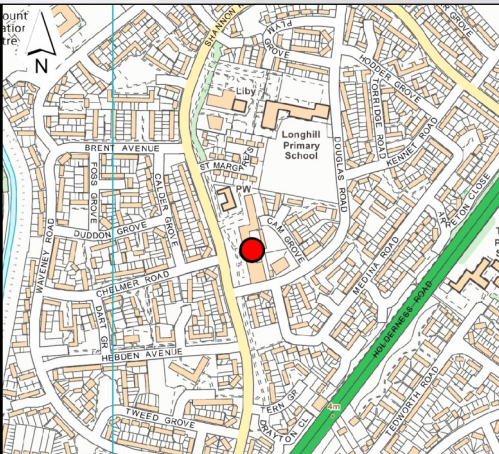


# Shop Unit - To Let

## 130 Shannon Road

Hull, HU8 9PD



- Ground Floor Retail Unit
- Sales area 440 sq. ft (40.88 sq. m)
- £6,550 per annum
- Available on a new internal repairing lease
- No VAT payable

Tel:- 07590600156

[hullcc.gov.uk/commercial-property](http://hullcc.gov.uk/commercial-property)

## Location

The property is located within an established shopping parade situated 4 miles north/west of the City Centre within the Longhill residential estate.

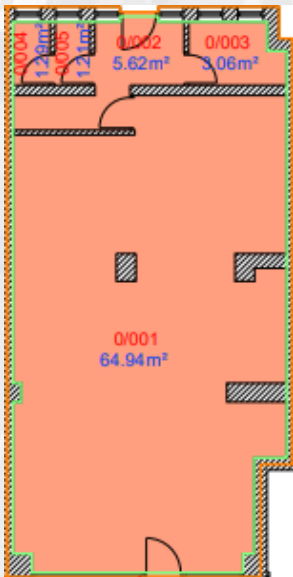
The parade benefits from a canopied frontage overlooking designated customer parking and a communal rear service yard and comprises a good mix of local, regional and national retailers.

## Description

The terraced shop unit includes a main sales area with rear store and staff facilities presented as 'shell' ready for immediate occupation. The unit benefits from an electric roller shutter.

## Layout

Sales Area	440 sq. ft	40.88 sq. m
Ancillary	325 sq. ft	30.19 sq. m



## Features

- Electric roller shutters
- Sales area with storage
- Ready for immediate occupation
- WC facilities

## Planning

The shop falls within Class E of the Use Classes Order 1987 (as amended) and would suit a range of uses within that Class. Interested parties should make their own enquiries with the local planning authority to check that their proposed use complies with these regulations.

## Business Rates

RV

£4,750

The tenant will be responsible for the payment of business rates.

The occupier may be entitled to Small Business Rates Relief and should make further enquiries at [www.vo.gov.uk](http://www.vo.gov.uk)

## Terms

Rent

£6,550 pa

The unit is available To Let on internal repairing and insuring terms.

## VAT

The property is not registered for VAT purposes.

## EPC

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## Contact

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