

RETAIL

## TO LET

421 HESSLE  
ROAD, HULL,  
EAST RIDING OF  
YORKSHIRE  
HU3 4EH

935 sq ft  
86.86 sq m

- Return Frontage retail unit with storage space
- Situated in a busy retail location
- Ideal for a variety of occupiers STP

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## LOCATION

Hessle Road is an extremely popular and busy retailing area which is represented by a number of national, regional and multiple traders. A great deal of redevelopment has recently been undertaken in the area. 421 Hessle Road is located on a busy parade of shops within close proximity to St Andrew's Retail Park.

## DESCRIPTION

The property comprises a ground floor return frontage retail unit, situated at the end of a retail parade. Internally the property is split into a self-contained retail unit to the front, with a staff toilet and office to the rear

## ACCOMMODATION

Name	Size
Ground Floor Sales Area	758 sq ft (70.42 sq m)
Ground Floor Staff Facilities	177 sq ft (16.44 sq m)
<b>Total</b>	<b>935 sq ft (86.86 sq m)</b>

## TERMS

The property is held under a Lease expiring 04/04/2026 so would be available for sub-let or Assignment.

## RENT

£15,500 per annum exclusive.

## RATEABLE VALUE

Current: £8,100

## EPC

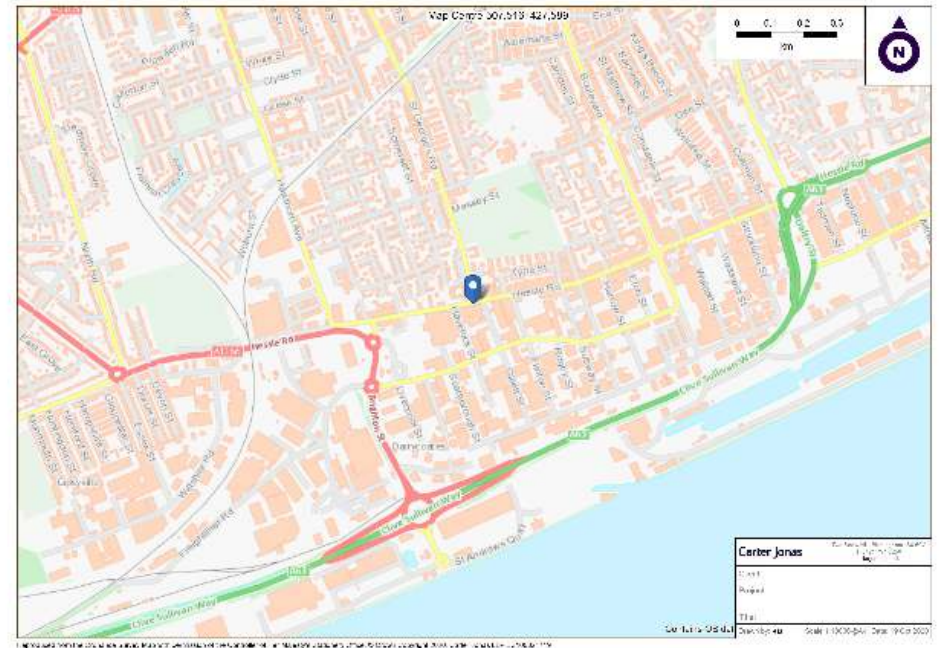
Available on Request

## VAT

If VAT is applicable on this property it will be at the prevailing rate.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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