



**218 Hessle Road
Hull
HU3 3BG**

- Main road commercial premises close to Boyes Department Store, William Hill and Premier Express (C store)
- Suitable for various business concerns.
- Rent: **£10,000 pa**
- Sale price: **£120,000**

SITUATION

The property fronts onto the popular Hessle Road, close to its junction with the A63, serving the densely populated surrounding area and benefitting from significant volumes of passing traffic.

A wide variety of established businesses are closely by including a Premier Express C store (next door), William Hill and a sizeable Boyes department store, whilst opposite is a modern Health Centre with pharmacy.

1 hour car parking is generally permitted on Hessle Road.

PROPERTY/ACCOMMODATION

The property comprises a 2 storey mid-terrace commercial property of brick construction having been extended to the rear at ground floor level. The former pharmacy premises provide the following approximate floor areas and accommodation:

	Sq. m.	Sq. ft.
Ground Floor		
Front sales area with timber shop front and external automated security shutter	41.2	443
Rear sales / ancillary	20.8	224
Store 1	18.6	200
Store 2 (with rear loading door)	17.5	189
First Floor		
2 rooms and staff kitchen	44.3	477
WC	-	-
Attic		
	24.2	261
TOTAL AREA	166.6	1794

RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:

Rateable Value: £6,200
Rates Payable (approx.): £2,566

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

RENT / LEASE

£10,000 per annum exclusive Subject to Lease.

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews.

SALE

Offers in the region of **£120,000** are sought for the Freehold interest—Subject to Contract.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

VAT

Our clients advise that VAT is not chargeable upon the rent / sale price.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **E** a copy of the Certificate and Report is available upon request.

Special Note: please note that a member of the Sharma Williamson team has a special interest in the advertised property.

VIEWING

By contacting the sole agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

November 2024





Ground floor—front sales



Ground floor—former dispensing



First floor front room



First floor—side staff room



Rear elevation

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