



**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** - subject to Vacant Possession
- 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.
<b>Ground Floor</b>		
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
<b>First Floor</b>		
2 rooms and staff kitchen	44.3	477
WC	-	-
<b>Attic</b>		
Store	24.2	261
<b>TOTAL AREA</b>	<b>166.6</b>	<b>1794</b>

### RATING

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

**Rateable Value :** £6,200 (2023) £7,900 (2026)  
**Rates Payable (approx.):** £2,566 (2023) £3,271 (2026)

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 may be available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews—Subject to Vacant Possession being secured.

### 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](mailto:info@sharmawilliamson.co.uk)

February 2026







Ground floor—front sales



Ground floor—former dispensing



First floor front room



First floor—side staff room



Rear elevation

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