





**1A Main Street, Willerby,
East Riding of Yorkshire, HU10 6BP**

 First Floor Offices
 37.34 sq m (402 sq ft)

To Let

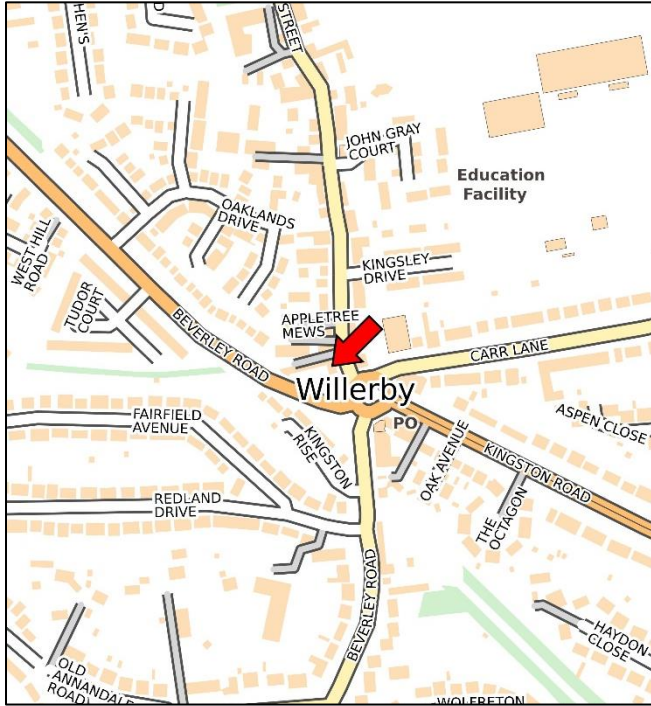


PPH

 01482 648888
 pph-commercial.co.uk

Location

Willerby is one of Hull's most prosperous western suburbs being located approximately 6.5 miles from the City Centre. 1A Main Street is centrally located within the village and offers excellent visibility from Willerby square.



Description

The property is situated on the first floor and offers two well sized offices/treatment rooms together with a reception area and the usual staff facilities.

Externally the property is accessed via a private rear door leading from a shared gated driveway. The property has the benefit of 2 dedicated parking spaces within the designated area adjacent to the entrance door.

The property has most recently been occupied for a beauty use but would be suitable as offices or a variety of other uses subject to obtaining the relevant consents.

Summary

- Prominent location within a West Hull village.
- 2 dedicated parking spaces
- Suitable for offices, beauty or similar uses
- Available immediately

Accommodation

The accommodation measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice briefly comprises:

	Sq m	Sq ft
Offices (Inc. treatment rooms, reception & kitchen)	37.34	402

Terms

The property is available To Let on the following terms and conditions.

Rent

The property is available at a commencing rental of £7,500 per annum, exclusive of rates, VAT and all other outgoings and payable monthly in advance by standing order.

Lease Term

By negotiation subject to a minimum 3 year term.

Repairs

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of a fair proportion of Landlord's costs in respect of the repair/maintenance of any common areas.

Insurance

The Landlord insures the building only of which the premises form part and the Tenant is responsible for reimbursing the insurance premium applicable thereto.

VAT

TBC

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the common parts.

Business Rates

The Tenant will be responsible for the payment of business rates. Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value of £2,750 which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

EPC

A copy of the Certificate and Recommendation Report is available on request.

TBC



Jordan Stokes

✉ jordan.stokes@pph-commercial.co.uk

☎ 07706 353 609



Georgia Oliver

✉ georgia.oliver@pph-commercial.co.uk

☎ 07842 436 119

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