



# TO LET

**FITTED OUT SNACK BAR / SANDWICH SHOP**

546 Hessle Road, Hull, HU3 5BL



**Sanderson  
Weatherall**





## Location

The property is located within a parade of similar shops on the north side of Hessle Road close to the junction with Hawthorn Avenue. Hessle Road is a busy neighbourhood shopping area surrounded by relatively high density housing to the west of Hull city centre and benefiting from easy access to the A63. Nearby occupiers include Asda, Lidl, Fit 24 and a variety of local traders.

## Description

The property comprises a ground floor retail unit forming part of a larger two storey property of traditional brick construction under a pitched tile roof. The shop itself has a timber framed shop front with display windows either side of a central entrance. There is an electrically operated security shutter.

Internally the shop has been fitted out for use as a snack bar / sandwich shop and has a suspended ceiling with surface mounted lighting, "food safe" wash down cladding to the walls and a non slip floor covering. Fixtures and fittings included in the lease include stainless steel preparation tables, stainless steel sink unit and drainer, fitted kitchen units, display chiller and sundry small items of catering equipment. A detailed inventory can be provided on request. The cooker and fridge freezer are the property of the previous tenant these can however be purchased by way of a separate negotiation.

Externally there is a small rear year area.

## Accommodation

Snack bar and Premises - 40.5 sq m (436 sq ft)  
WC





## Key Points

- Scope other uses
- Busy location close to Hawthorn Avenue
- On street parking available outside
- Available on new lease: £7,280 pa exclusive

## Terms

The property is available by way of a new lease at a rent of £7,280 per annum exclusive. The tenant will be responsible for the repair and decoration of the interior of the property, shop front and shutter together with a fair proportion of the landlords costs in repairing the main fabric of the building and the landlords insurance costs. The length of lease to be by negotiation, subject to a minimum three year term.

## ADDITIONAL INFORMATION

**Local Authority:** Kingston upon Hull City Council

**Rateable Value:** The property is shown in the Rating List as shop and premises with a Rateable Value of £3,350. Small business rate relief should be applicable.

**EPC:** The property's current energy rating is D

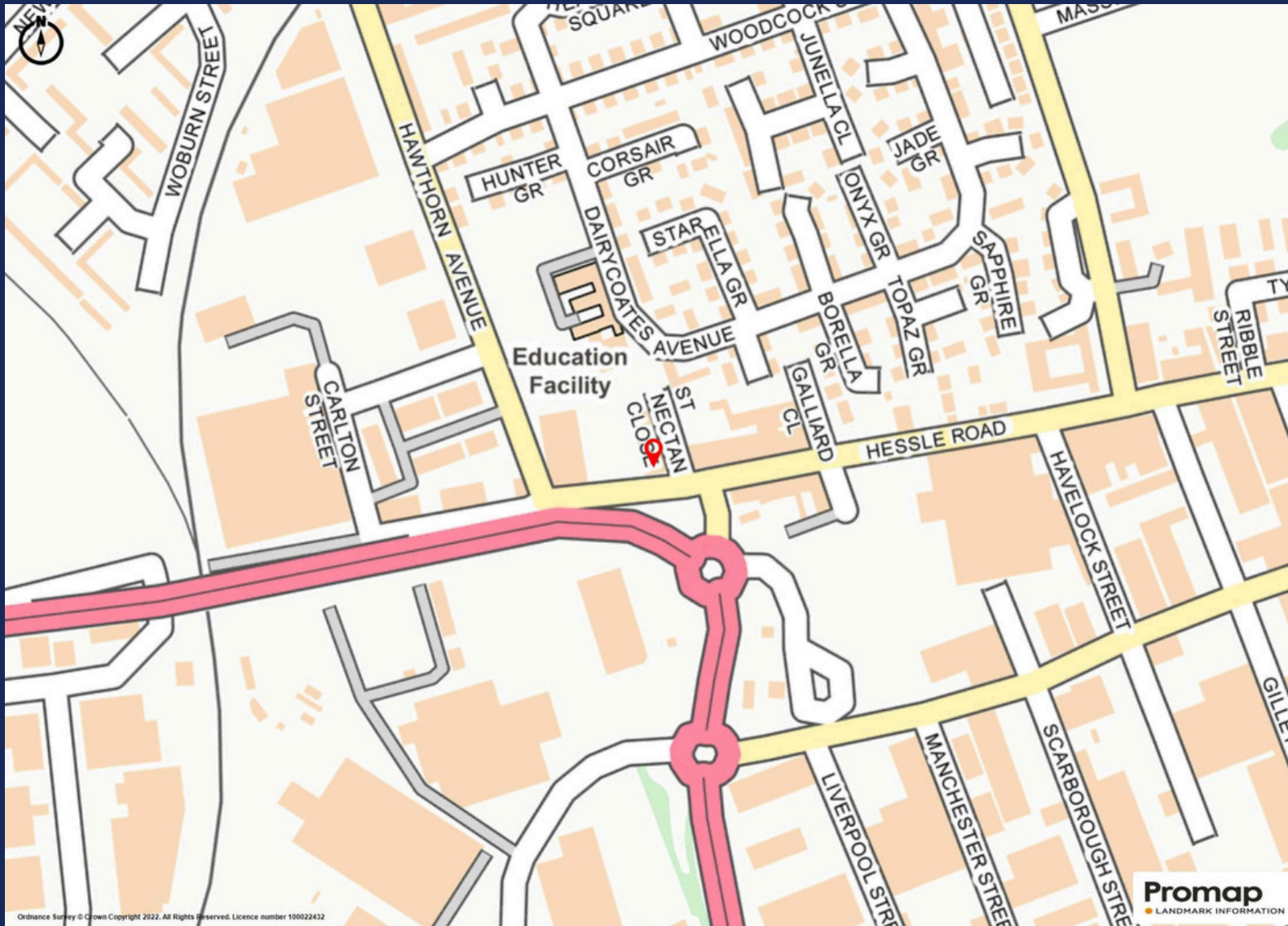
**Services:** Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

**VAT:** All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

**Legal Costs:** The tenant will contribute £500 plus VAT towards the landlords legal fees. .







# Viewings

Viewings and Further  
Information:

Viewings are strictly on an  
accompanied basis, by prior  
appointment, please contact the  
Sole Letting Agents:

Carl Bradley  
07971 875863  
[carl.bradley@sw.co.uk](mailto:carl.bradley@sw.co.uk)

Rob Hutchinson  
07903 141594  
[rob.hutchinson@sw.co.uk](mailto:rob.hutchinson@sw.co.uk)

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