

152 Newland Avenue, Hull,
East Yorkshire, HU5 2NN

Retail
62.56 sq m (672 sq ft)

To Let



PPH

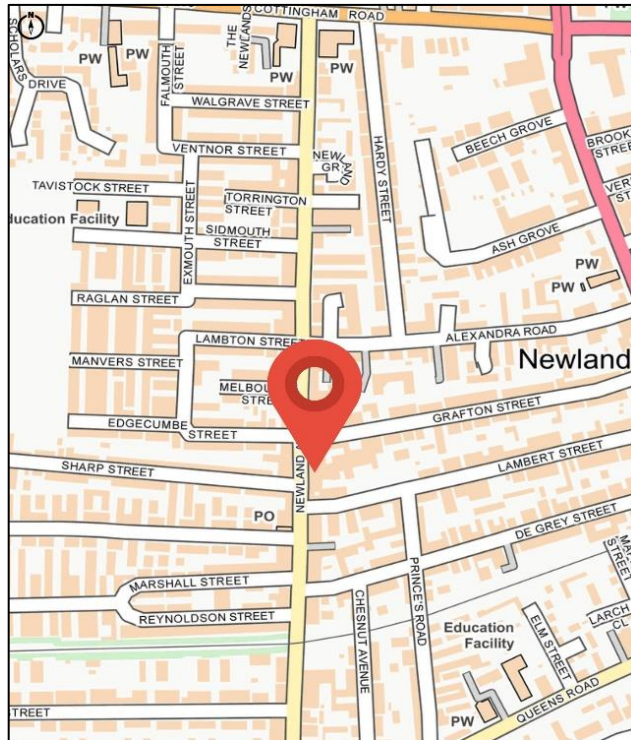
01482 648888
pph-commercial.co.uk

Location

Newland Avenue is one of Hull's busiest retailing areas, serving a high density of surrounding residential properties. Trade in the area is boosted substantially by a large student population which generates additional trade throughout the day and into the evening.

Newland Avenue has developed into one of Hull's leading leisure districts, incorporating many bars, cafes and restaurants, creating a lively cosmopolitan atmosphere.

152 Newland Avenue is located in a very prominent position in the prime trading area of the street.



Description

The property comprises a spacious ground floor retail unit which includes rear stores and WC facilities.

Summary

- Attractive retail unit 62.56 sq m (672 sq ft)
- Busy and much sought after retail location
- Bustling daytime and evening trade
- Available on a new Lease
- Competitive rental

Accommodation

The accommodation has been in accordance with the RICS Code of Measuring Practice and briefly comprises:

| | Sq m | Sq ft |
|-------------|-------|-------|
| Sales Area | 41.79 | 449 |
| Store | 8.97 | 96 |
| Rear Stores | 11.80 | 127 |
| TOTAL | 62.56 | 672 |

Terms

The property is available on a new Lease on the following terms.

Rent

The property is available at a rental of £12,000 per annum, exclusive of rates, VAT and all other outgoings and payable quarterly in advance by standing order.

Lease Term

3 years or longer in multiple of 3 years.

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises. The Landlord insures the building of which the premises form part and the Tenant is responsible for reimbursement of the premium.

VAT

TBC.

Business Rates

The Tenant will be responsible for the payment of business rates. Verbal/Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value/2023 rating list assessment of £8,800, 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 Authorities.

EPC

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

TBC



Ben Cooper

✉ ben.cooper@PPH-Commercial.co.uk

☎ 07702 671 380



Georgia Oliver

✉ georgia.oliver@pph-commercial.co.uk

☎ 07842 436 119

File Ref: 17926