

351 Holderness Road,  
Hull, HU8 8RD

# TO LET

Retail property available immediately  
on new lease terms

Ground floor main sales  
11.3 sq m (122 sq ft)

Overall accommodation  
117.0 sq m (1,258 sq ft)

Frontage on to a busy highway

Permitted Use Class E  
(café, general retail, office & professional services)

Eligible for small business rates relief  
subject to a qualifying occupier

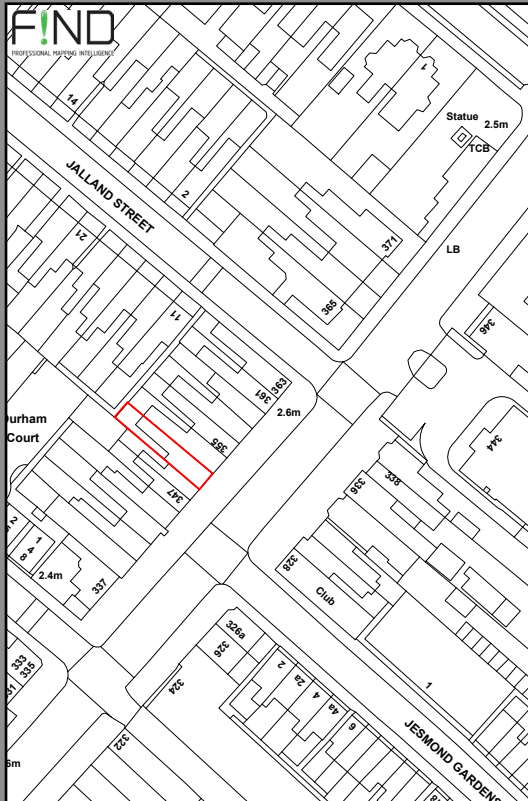
Guide Rent £8,000 p.a.exc

**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The subject property is located on the north side of Holderness Road (A165) approximately 2 miles east of Hull city centre. Holderness Road is a major arterial route, receiving a high volume of passing traffic. The property has prominent frontage with a large surrounding residential catchment.

The three-storey, mid-terrace property is of brick construction beneath a pitched interlocking tile clad roof. There is a rear single-storey projection of similar specification leading to an enclosed garden. There is a concrete surfaced forecourt to a depth of c.4m. Internally, the accommodation provides a main sales with a rear stores and WC. The first floor provides additional storage space separated into 2 rooms including a kitchen. The main sales benefits from a timber shop front with a single customer entrance.

We understand the property to have mains gas, electric, water and drainage connected.

## ACCOMMODATION

<b>Ground Floor</b>	Main Sales	11.3 sq m	(122 sq ft)
	Stores	25.2 sq m	(271 sq ft)
	Stores	10.5 sq m	(113 sq ft)
<b>First Floor</b>	Storage	40.1 sq m	(431 sq ft)
<b>Second Floor</b>	Storage	29.9 sq m	(321 sq ft)
<b>Total</b>		<b>117.0 sq m</b>	<b>(1,258 sq ft)</b>

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £4,550 (effective April 2023). Under current legislation, a qualifying small business will benefit from 100% exemption under the small business rates relief scheme.

## LEASE TERMS

The property is available To Let at a guide rent of £8,000 per annum exc based on new full repairing and insuring terms.

## LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction.

**ENERGY PERFORMANCE RATING:** E (119)

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.0000**

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