Ground Floor, 227 Hull Road,
Anlaby Common, HU4 7RY

TO LET

Retail premises with prominent frontage

Extends to approximately c.47.9 sq m (516 sq ft) overall

Eligible for 100% discount under the small business rates relief scheme

Suitable for Use Class E

Available immediately on new lease terms

Popular trading location

Guide Rent £8,500 p.a.

Scotts
01482 325634



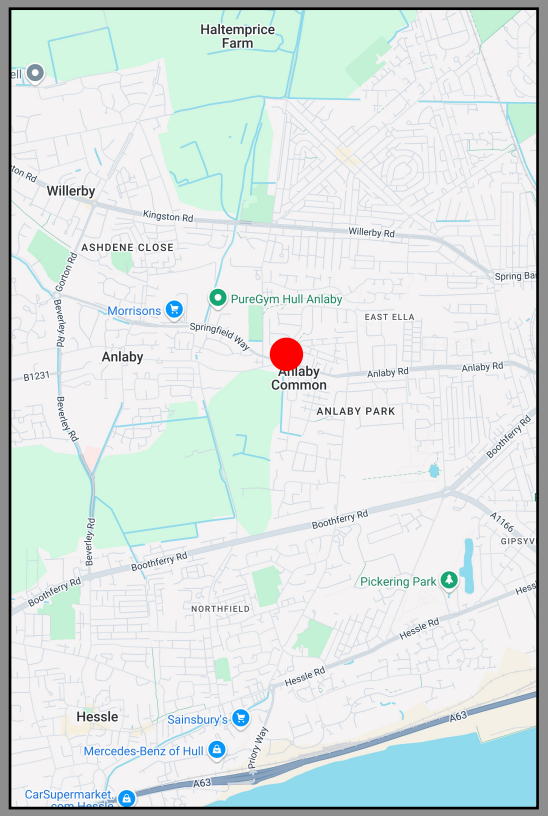






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Not to Scale - For Identification Purposes Only

Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The subject property is located on the north side of Hull Road, approximately 5 miles west of Hull city centre. The property is situated within an established neighbourhood parade comprising a mix of general retail, professional services, and takeaway uses.

DESCRIPTION

The property comprises a two-storey semi-detached building of brick construction beneath a pitched slate tile covered roof. The ground floor benefits from a regular shaped sales area with a staff kitchen and WC to the rear.

The sales area has a timber frame shop front with a large display, double door access and an electric security shutter. The property has mains electric, water and drainage connected.

Externally there is a small concrete surfaced forecourt with on street parking immediately outside the property.

ACCOMMODATION

Ground Floor

Main sales	41.8 sq m	(450 sq ft)
Kitchen	6.1 sq m	(66 sq ft)
Total	**47.9 sq m**	**(516 sq ft)**

LEASE TERMS

The ground floor premises are offered To Let on typical full repairing and insuring terms at a guide rent of £8,500 per annum.

RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £9,200 (2026 Rating List).

Under current legislation, an eligible occupier may benefit from small business rates relief (subject to occupier status).

LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D (96)

FURTHER INFORMATION AND TO VIEW

Contact Rose Cardwell rose@scotts-property.co.uk 07739 590596 or Chris Mason chris@scotts-property.co.uk 07850 002496

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