9-11 Wilson Street,
Anlaby, HU10 7AN

TO LET

Former restaurant/tea-room premises

Ground floor – reception, dining, kitchen 56.9 sq m (612 sq ft)

First floor 3 separate rooms total 37.7 sq m (406 sq ft)

Ladies & Gents WCs
10.2 sq m (110 sq ft)

External rear store together with large rear garden

Suit similar uses, salon/service provider or professional offices

Rent on Application

Scotts
01482 325634

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The well regarded suburb of Anlaby is situated approximately 5 miles to the west of Hull city centre adjacent to Willerby, Hessle and Kirk Ella. The property forms the end of a terrace of similar properties built to two-storey height of traditional brick construction primarily under pitched tile clad roofs. The property has a large rear garden. There is a range of retail and food & drink amenities within the centre of Anlaby with a mix of national, regional and independent operators.

ACCOMMODATION

Ground Floor		
Reception/Bar	12.5 sq m	(134 sq ft)
Dining Room/Main Retail Area	25.5 sq m	(274 sq ft)
Rear Kitchen/Wash & Preparation Areas	18.9 sq m	(204 sq ft)
First Floor		
2 Front Former Dining Areas / Offices	13.1 sq m	(141 sq ft) / 12.0 sq m (129 sq ft)
Customer WCs	10.2 sq m	(110 sq ft)
Rear Dining Room	12.6 sq m	(136 sq ft)
Total	**104.8 sq m**	**(1,128 sq ft)**
External - Rear Store	4.4 sq m	(47 sq ft)

Rear garden/potential for outside seating

The property, based on a previous restaurant use, has a capacity of c.50 covers.

RATEABLE VALUE

The property is shown under the 2026 Rating List as 'Restaurant & Premises' at £13,250 RV. Under current provisions, a qualifying small business should benefit from partial rate relief.

DISPOSAL

The property is available To Let by negotiation under a new commercial full repairing and insuring lease.

LEGAL COSTS

The ingoing Tenant will be responsible for its own legal costs incurred, together with any Stamp Duty Land Tax that may be payable and reimbursement of the landlord's legal costs in connection with the preparation and agreement of the new lease document.

ENERGY PERFORMANCE RATING: E

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

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