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

201 Hedon Road, Hull, HU9 1HA

TO LET - £22,000 p.a.

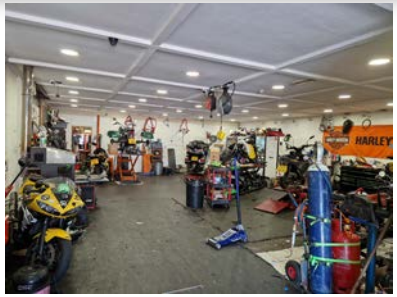


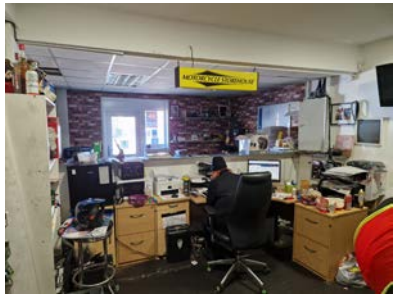
Detached property fronting Hedon Road close to Mount Pleasant, adjacent to Howdens

Ground floor 246 sq m (2,648 sq ft)
plus first floor c.52 sq m (560 sq ft)

Currently a workshop, but could suit
food & drink, offices or showroom/trade counter

To let on a new commercial lease by negotiation





LOCATION / DESCRIPTION **What3Words: ///deals.mutual.solid**

Hull is the largest urban area in East Yorkshire with a population of c.260,000, situated c.60 miles east of Leeds via the M62/A63. The Humber region is at the centre of the offshore renewables industry. The premises are situated at the southern end of Mount Pleasant where it meets Hedon Road, approximately 1 mile east of Hull city centre. The property is adjacent to Howdens and close to Siemens wind turbine manufacturing facility.

The detached property primarily presents as a single-storey structure with largely brick external elevations incorporating full height display windows (presently boarded) under a pitched tile clad roof with part first floor accommodation.

The smaller first floor was originally office/staff facilities, but we understand now provides living accommodation (not inspected). We understand this property was a former McDonalds then used as a showroom and more recently a motorcycle repair servicing and MOT workshop.

ACCOMMODATION - See attached plan

The ground floor has dimensions of c.16m (52' 6") x 15.4m (50' 6") = 246 sq m (2,648 sq ft) GIA.
The first floor, accessed via an external staircase was not inspected - estimate c.52 sq m (560 sq ft) GIA.

RATEABLE VALUE

We have had difficulty identifying a specific rateable value relating to the premises. There appears to be 3 separate assessments and one for the whole (now deleted) reflecting full commercial use.

LEASE TERMS

The property is available To Let under the terms of a new commercial lease at a rent of £22,000 per annum exc.

LEGAL COSTS

The ingoing Tenant will be responsible for its own costs together with the landlord's reasonable legal costs incurred in connection with the drafting and completion of the new lease.

ENERGY PERFORMANCE RATING: E (102)

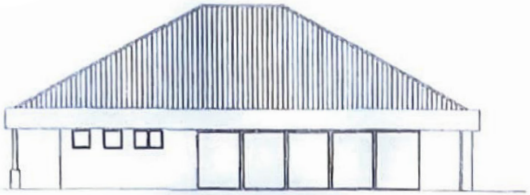
FURTHER INFORMATION AND TO VIEW

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

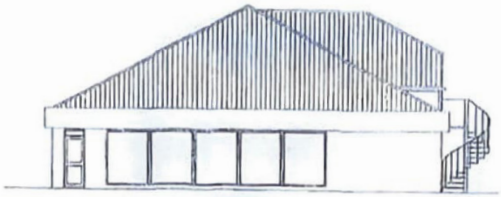
Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

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

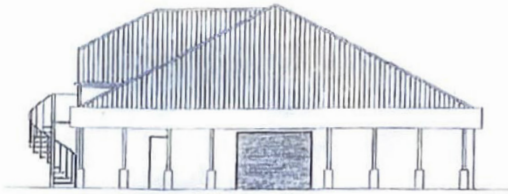
201 Hedon Road, Hull, HU9 1HA
TO LET - £22,000 p.a.



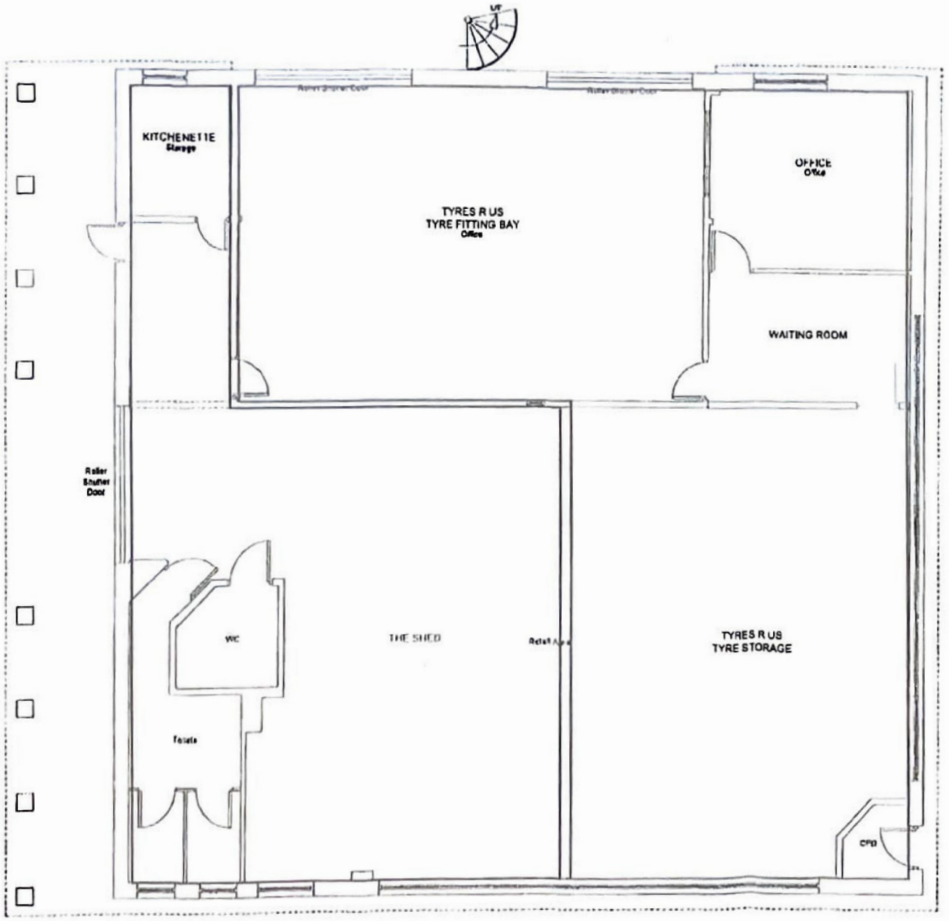
Existing and Proposed Front Elevation 1:100



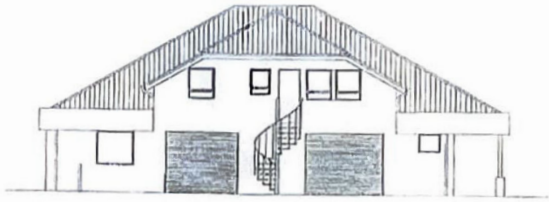
Existing and Proposed Side Elevation 1:100



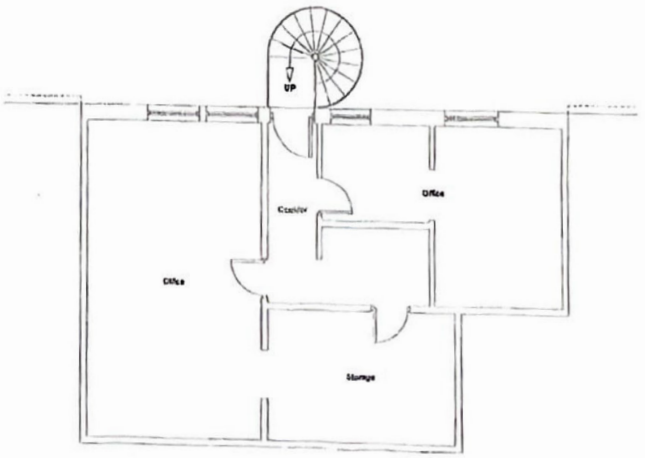
Existing and Proposed Side Elevation 1:100



Existing and Proposed Ground Floor Plan 1:50



Existing and Proposed Rear Elevation 1:100



Existing and Proposed First Floor Plan 1:50

NOT TO SCALE - For Identification Purposes Only