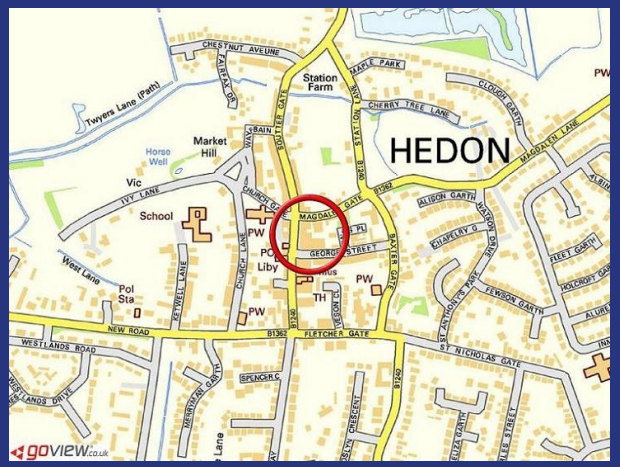
TO LET / MAY SELL

6 MARKET PLACE
HEDON
HULL
HU12 8JA

- Ground floor retail with ancillary upper floors.
- Situated in the heart of Hedon.
- Surrounded by local, regional and national retailers.
- Available on a new FRI lease.
- Prime retail location.



RETAIL

1,671 sq.ft. (155.24 sq.m.)

Price / Rent

Freehold Price on application

£17,000 per annum

Enquiries

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GARNESS JONES

Location

The premises are located on an established parade of retail shops fronting Market Place in Hedon. The surrounding area comprises of a mixture of local, regional and national retailers.

Description

The property comprises of a self contained ground floor retail unit with an open plan sales area with suspended ceiling and Cat 2 lighting. To the rear is storage with additional mezzanine store with additional external storage to the rear. To the rear is a small loading area for deliveries. The upper floor consists of a manager's office and kitchen with 2 spacious rooms on the second floor.

Accommodation

	SQ FT	SQ M
Retail	675	62.71
Store	110	10.22
Mezz	147	13.66
External Store	153	14.21
FF Office	139	12.91
Kitchen	121	11.24
SF Stores	298	27.68
Bathroom	28	2.6

Service Charge

There is no service charge implemented on this property.

Services

The premises are connected to mains water, drainage and electricity.

EPC Rating

F 126-150

Business Rates - 2019/20

RATEABLE VALUE	RATES PAYABLE
£11,250	

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

From 1 April 2019 eligible rate payers receive 100% relief on properties with a rateable value of £12000 or less. For properties with a rateable value of £12001 to £15000 the rate of relief will go down gradually from 100% to 0%. Further information available from the Local Authority.

Terms

A new full repairing and insuring lease is available subject to negotiation at a passing rent of £17,000 per annum.

The freehold is available with vacant possession - price on application.

GARNESS JONES
CHARTERED SURVEYORS
79 Beverley Road, Hull, HU3 1XR

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