

# TO LET / FOR SALE

**129 CHANTERLANDS  
AVENUE  
HULL  
HU5 3TG**

- Large ground floor retail / office unit.
- Suitable for a variety of uses, subject to planning.
- Situated on prominent position on Chanterlands Avenue.
- Available on new lease terms.
- Well presented unit.



## RETAIL

803 sq.ft. (74.60 sq.m.)

**Price / Rent**

**£159,950**

**£9,600 per annum**

**Enquiries**

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**GARNESS  
JONES**

**Chartered Surveyors**

[www.garnessjones.co.uk](http://www.garnessjones.co.uk)

**01482 564564**



## Location

The property is situated on Chanterlands Avenue which is a well known secondary retail unit within a popular residential district known as 'The Avenues'. Chanterlands Avenue is approximately 1.5 miles north west of Hull City Centre. The immediate area is a busy vehicular route and incorporates on street parking. Chanterlands Avenue hosts a variety of retailers including Sainsburys, Dove House Hospice and Heron Foods.

## Description

The property comprises of a ground floor unit which could be utilised as either general retail, restaurant, café or office purposes, subject to planning. The unit benefits from kitchen and w/c facilities and has been maintained to a high standard throughout.

## Accommodation

	SQ FT	SQ M
Ground floor	803	74.6

## Service Charge

There is no service charge on this property.

## Services

We believe the premises are connected to mains drainage, water, electricity and gas. Interested parties are advised to make their own independent enquiries as to the availability of these services.

## EPC Rating

A copy of the EPC certificate is available upon request.

## Business Rates - 2018/19

RATEABLE VALUE	RATES PAYABLE
£8,400	

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

From 1 April 2018 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

The property is available on new lease terms at an asking rent of £9,600 per annum.

The freehold interest is available, subject to existing tenancy on the first floor, at £159,950.

**GARNESSE JONES**  
**CHARTERED SURVEYORS**  
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