

**Topham  
Larard**

**COMMERCIAL**

**Chartered Surveyors, Valuers,  
Commercial Property Consultants  
and Management Agents**

**TO LET**  
**City Centre Retail**



**10 Anlaby Road**  
**Hull**  
**HU1 2PA**

**Topham Larard Commercial**  
The Old Hayloft 4A Lord Roberts Road  
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Topham Larard Commercial is a trading name of Larards Commercial Ltd  
Co Reg No 4687902 England





### Location

The premises are located fronting Anlaby Road close to its junction to South Street and a short distance from Ferensway in the heart of Hull City Centre. The property is well located between St Stephens and the Princes Quay Shopping Centre and a short distance from Primark and the head office of Kcom. The premises are also a short distance from Ferensway where the train and bus interchanges are located therefore benefiting from being in a very good accessible retailing position.

### Description

The property comprises a two storey retail unit having a display window to the front and centrally located access door. The retail area is open plan however an area towards the rear has been created to provide a treatment room this could be removed. A staircase leads to the first floor which is open plan and has good levels of natural light with windows both to the front and rear elevations. Located to the rear of the first floor are kitchen and wc facilities. The premises have recently been upgraded with LED and feature lighting, wood effect flooring and are presented to a very good standard.

### Accommodation

#### Ground Floor

Retail Area	47.55 sq m	(512 sq ft)
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<b>First Floor</b>	49.05 sq m	(528 sq ft)
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Kitchen	2.91 sq m	(31 sq ft)
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WC	-	-
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### Term

The premises are offered by way of a new lease for a minimum term of three years subject to effective FRI terms at a rent of **£13,200 per annum** which exclusive of all other outgoings.

### EPC

Will be provided on request.

### Fixtures and Fittings

The premises have most recently been utilised as a beauty salon and some fixtures and fittings could be made available by separate negotiation.

### VAT

The above amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

**Viewings**

Strictly by appointment through the Sole Agents

**Topham Larard Commercial**

**The Old Hayloft**

**4A Lord Roberts Road**

**Beverley**

**HU17 9BE**

**Tel 01482 650000**



Front Area

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Treatment Room



First Floor

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