

**Topham
Larard**

COMMERCIAL

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

TO LET

**Large Self Contained
Retail Unit
173.64 sq m (1,869 sq ft)**



**175-177 Newland Avenue
Hull
HU5 2EP**

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 property is located fronting the western side of Newland Avenue directly adjacent to its junction with Sidmouth Street in the long established and very popular Newland Avenue retailing area. Newland Avenue leads from Princes Avenue via Queens Road through to Cottingham Road and is a long established retail area with some national occupiers including Heron, Ladbrokes, Oxfam, Sainsburys, Tesco's together with many independent and multiple local occupiers, hot food takeaways, cafés and restaurants. The premises are a short distance from Cottingham Road where the main campus of Hull University is located and the surrounding area comprises the densely populated Avenue area of the City.

Description

The premises comprise a ground floor retail unit with double display windows and two separate entrance doors. The accommodation is provided as one unit and is open at the front and further elements are open to each other at the rear and could potentially be made more open plan. Located to the rear are former wc's and kitchen facilities which could be removed by the ingoing tenant. The front windows are protected via a roller shutter and the premises have a door to the rear accessed from Sidmouth Street.

Accommodation

Total Floor Area	173.46 sq m	(1,869 sq ft)
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Terms

The premises are offered by way of a new lease for a minimum term of six years subject to effective FRI terms.

Business Rates

Our enquiries indicate the premises are listed as follows:-

Restaurant + Premises Rateable Value £24,250

As the premises are being offered without the upper parts a new assessment will be required. Interested should make their own enquiries with the Local Valuation Office.

Energy Performance Certificate

The premises have an EPC as follows:-

Rating C64 Expiry 08/11/34

**Use**

The premises are offered for retail use other uses may be considered.

Fixtures & Fittings

Only those fixtures and fittings specifically mentioned in these particulars are to be included in any letting.

Rent

The premises are offered at a rent of **£30,000 per annum** exclusive of all outgoings. Some incentives are available to assist with the fit out of the property.

VAT

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

Viewings

Strictly by appointment with the sole Agents

Topham Larard Commercial

The Old Hayloft

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Beverley

HU17 9BE

Tel No 01482 650000

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