



104 Western Gailes Way

Saltshouse Road, Hull, HU8 9HB

**CONVENIENCE STORE
PREMISES**

3,913 sq ft
(363.53 sq m)

- Sought after location
- On-site parking
- Opposite Wilberforce College
- Assignment or new lease



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Summary

Available Size	3,913 sq ft
Rent	Rent on application
Rates Payable	£30,525 per annum
Rateable Value	£55,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

Set at the Junction of Saltshouse Road and Western Gales Way in the sought after HU8 area, the property offers a rare opportunity to occupy the well maintained detached commercial retail space. Internally the unit is arranged to provide a sales floor area with separate warehouse to the side. The site benefits from a strong local footfall, ample on-site parking, and excellent transport links to Hull city centre and surrounding areas.

Location

Positioned in a prominent position Saltshouse Road opposite Wilberforce College, the location offers exceptional visibility and accessibility for retail businesses. Surrounded by a large residential catchment area and close to key community amenities. The property presents as a ready-made customer base for convenience retail.

Viewings

The property is available To Let by way of an assignment of the existing full repairing & insuring lease which expires on 28th September 2032. Alternatively a new lease direct with the landlord maybe available by negotiation. Rent on application from the agents, exclusive of rates, VAT and all other outgoings.

Terms

The property is available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed at a commencing rental of £55,000 per annum exclusive of rates, utilities, service charge, insurance, VAT and all other outgoings.

Planning

We understand the property has Use Class E but advise interested parties to check direct with the local authority.



Viewing & Further Information



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