



# To Let

41 Anlaby Road, Hull HU1 2PG

- Available on brand new lease terms.
- Large ground floor retail unit.
- Suitable for a variety of uses.
- Situated in prominent position opposite Hull train station.

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## Location & Situation

The property is situated along Anlaby Road within Hull city centre in close proximity to Ferensway and opposes Hull train station.

The surrounding area comprises a mixture of local retailers and residential as well as hotels and offices situated nearby.

## Description

The property comprises of a large ground floor retail unit complete with an electric roller shutter at the front and a kitchenette and W/c at the rear. Additionally the property benefits from a secured rear yard which could be utilised for ancillary purposes subject to negotiation.

The ground floor presents a variety of use options in particular for retail and leisure purposes.

## Planning

We understand the ground benefits from use class E.

## Services

We understand electricity, water, and drainage are connected to the property.

## EPC

We understand the EPC for the property is "D".

## Accommodation

The ground floor accommodation is approximately 855 sq. ft (79.48 sq.m)

## Business Rates

We have been advised the rateable value for the property from 1st April 2023 is £4,650.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

We are advised VAT is not payable at the prevailing rate.

## Terms

The ground floor is available on brand new lease terms at an asking rent of £10,250 per annum exclusive.

The property has additional ancillary storage at first floor which could be included by way of separate negotiation.

Viewings are strictly through appointment via us as sole letting agent.

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