

**Topham
Larard**

COMMERCIAL

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

**TO LET
Hot Food
Retail Premises
in
Popular West Hull Location**



**31 Hull Road
Anlaby
Hull
HU10 6SP**

Topham Larard Commercial
The Old Hayloft 4A Lord Roberts Road
Beverley East Yorkshire HU17 9BE
01482 650000

info@tophamlarard.co.uk
www.tophamlarard.co.uk

Topham Larard Commercial is a trading name of Larards Commercial Ltd
Co Reg No 4687902 England





Location

The premises are located in the popular suburb of Anlaby being situated five miles to the west of Hull City Centre. The central area of Anlaby provides an established local retailing facility consisting of mainly independent retailers with some interspersed national occupiers including a Sainsburys Convenience Store, William Hill Bookmakers together with a large card and fancy good retailers which incorporates a Thorntons franchise, a Post Office, Hot Food Takeaways, Boots Pharmacy, Cooplands Bakery and Solicitors office. The premises front Hull Road in one of the busiest positions with extensive car parking directly opposite and further car parking provided to the rear of the property.

Description

The premises comprise a self contained ground floor unit with display window to the front and open plan sales area behind. Located to the rear of the retail area are wc facilities, a small storage area and a pedestrian access door to the rear. The premises are in a parade of units being directly adjacent to Co-op Travel and to Kingston Veterinary Surgery and Bridge McFarland Solicitors.

Internally the premises have been fitted out as a takeaway with the front area having a tiled floor to a counter, behind which are non-slip floors. The premises have a suspended ceiling and plastic food hygiene lined walls to the prep area and have most recently been used as a fried fish and chip shop. Located to the rear of the main area are a store and disabled wc facilities.

Externally the premises to the rear have the benefit of car parking facilities.

Accommodation

Retail Area	69.68 sq m	(750 sq ft)
WC	-	-
Gross Frontage	4.8 metres	(15' 9")

Terms/Rent

The premises are offered by way of a new lease subject to FRI terms for a minimum of six years at a rent of £17,500 per annum exclusive of all outgoings.

Business Rates

Our enquiries indicate the premises are listed as follows:-

Shop and Premises Rateable Value £12,750

Use

The premises have planning consent for Hot Food Use.

VAT

The rent quoted above will be subject to VAT at the standard rate.

Fixtures and Fittings

Only those fixtures and fittings specifically mentioned in these particulars are to be included in the letting. The existing fixtures can be made available by separate negotiation.

Legal Fees

The ingoing tenant will be responsible for a contribution towards the landlords legal fees however this will be dependent on the terms agreed.

Viewings

Strictly by appointment with the sole Agents:

Topham Larard Commercial

The Old Hayloft

4A Lord Roberts Road

Beverley

HU17 9BE

Tel: 01482 650000





Larards Commercial Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary planning permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Larards Commercial Ltd has any authority to make or give any representation or warranty whatever in relation to this property.