

On the
instructions of



RETAIL WAREHOUSE

TO LET

10,591 SQFT (984 SQM)



**REED STREET
FREETOWN WAY
HULL
HU2 8JJ**

- PROMINENT FRONTAGE
- HIGHLY VISIBLE
- FITTED OUT
- SHORT WALK TO BUSY CITY CENTRE

LOCATION

The property is located to the North of Hull City Centre off Freetown Way, a principal arterial route through the city centre.

Providing easy access to the city centre retailing and surrounding area, with direct and easy access to affluent west Hull villages and close to A63/M62.

DESCRIPTION

The property comprises a purpose built retail warehouse unit of steel portal frame construction with part brickwork and part metal cladding benefiting from part glazed frontage facing Freetown Way.

Customer car parking is to the front and rear of the unit, and serviced via two loading doors.

ACCOMMODATION

The property provides the following approximate ground floor area:

Gross Internal Area: 10,591 sq ft (984 sq m)

PLANNING

We understand the property benefits from Open A1 non-food planning permission (Ref No: 00016253A)

RATEABLE VALUE

We have been informed that the property is assessed for rates on the following basis:

Rateable Value: £56,000

UBR 2015/2016: 49.3p

EPC

The energy performance rating is C (62), EPC available upon request.

TERMS

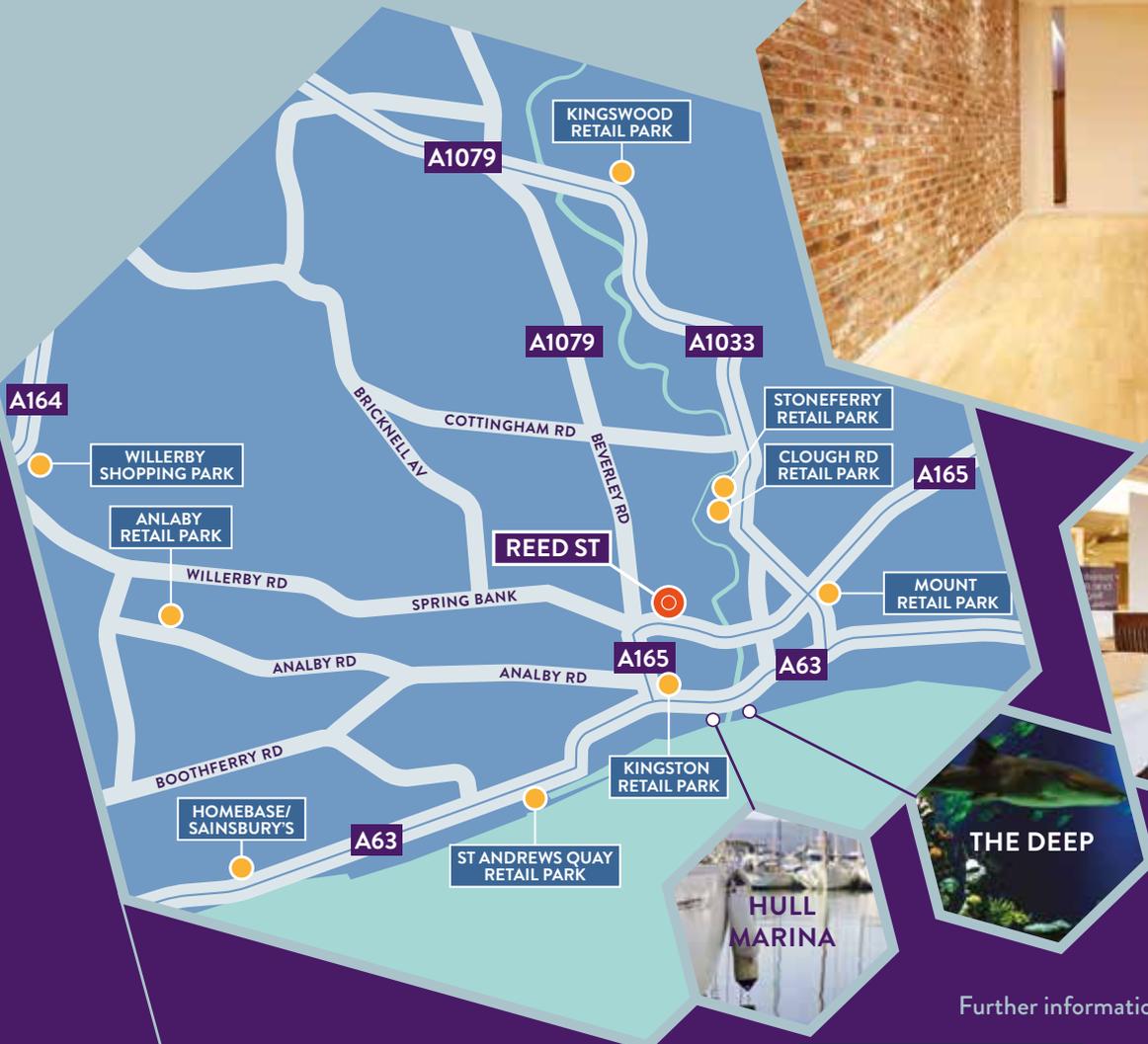
The property is available by way of a sub lease for a term of years to be agreed.

RENT

Offers in excess of £85,000 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



Further information/viewings



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