

TO LET

PROMINENT RETAIL UNIT WITH OFF STREET PARKING

11 HULL ROAD, YORK, YO10 3JL



**1,588 SQ FT
(147.53 SQ M)**

Description:

A brick built semi-detached two storey building with ground floor sales space and first floor storage. The frontage is secured by two automatic window shutters and a central manual door shutter.

Location:

The property is located in a prominent position fronting Hull Road, approximately 1 mile from York City Centre.

Surrounding retailers include Eden Mobility, Bet Fred and Pizza Hut. There are a number of residential properties in the area including a substantial student accommodation block directly across the road.

Accommodation:

FLOOR	SQ M	SQ FT
Ground floor sales	106.55	1,147
First floor storage/office	40.97	441
TOTAL	147.53	1,588

The property benefits from:

- Parking at the front of the property
- Rear access for staff parking/deliveries
- Ground Floor Retail with Suspended Ceiling and integral lighting
- Fully Carpeted Ground Floor
- Electric Heating
- Small Kitchenette
- First Floor Storage space with recently fitted double glazed UPVC windows

Planning:

The property has planning consent for A1 Retail & A2 Financial Services uses.

Rateable Value:

According to the VOA the rateable value for the property is £35,636

Based on the current rates multiplier rates payable are circa £16,606

Terms:

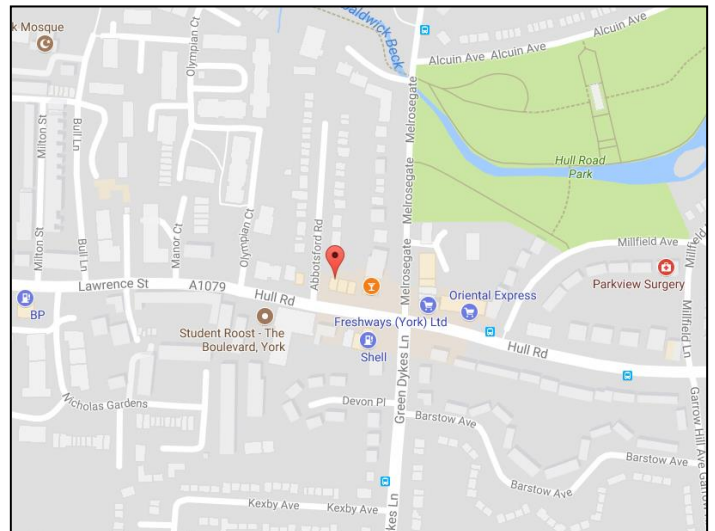
This property is available to let on a FRI lease for a minimum of 5 years.

Rent:

£25,000 per annum

Viewing:

By contacting the Sole Agents, AWS Ltd, Cecily Moffat – 0113 235 1362
cecily@awsltd.co.uk.



SUBJECT TO CONTRACT