

Hull - 341 Holderness Road HU8 8RD  
Retail Shop with Residential Flat to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Hull - 341 Holderness Road HU8 8RD

## Retail Shop with Residential Flat to Rent



### Property Features:

- Comprises ground floor shop with self-contained 1-bedroom residential flat above
- VAT is NOT applicable to this property
- Situated in the heart of Holderness Road, amongst nearby occupiers including Halifax, Iceland Foods, William Hill and NatWest, amongst many others.

### Property Description:

Comprises ground floor shop (Class E) with self-contained residential flat above, accessed from the rear and providing the following accommodation and dimensions:

Ground Floor Shop: 93 sq m (1,001 sq ft)

Open plan retail, storage, wc

First Floor Flat: 60 sq m (646 sq ft)

1 bedroom, kitchen, living room, bathroom

Total GIA: 153 sq m (1,647 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation.

Rent: £220 per week (PCM: £953.33)

Deposit: £2,860 (3 months)

### Rateable Value:

Rateable Value - £6,100 p.a.

Rates Payable - £0\*

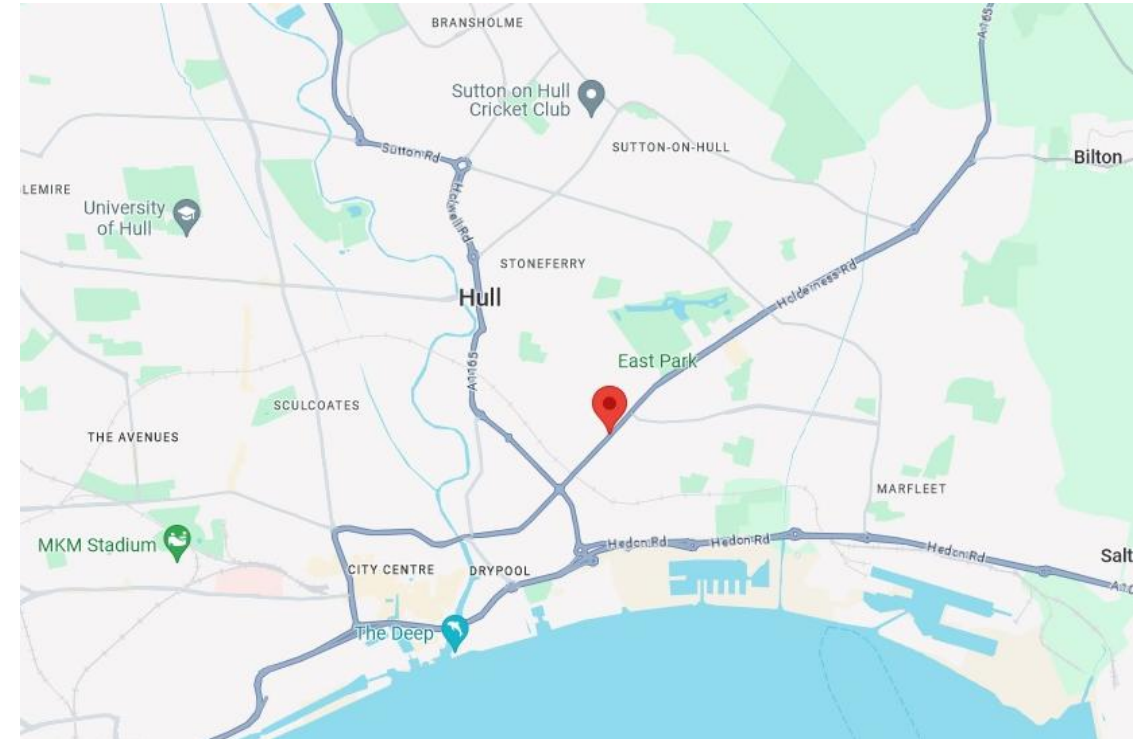
\*Note - Small business rates relief available (subject to terms)

### EPC:

The retail shop benefits from a B Rating. The residential flat benefits from a D Rating. Certificate and further details available on request.

### Location:

Hull, is a port city and unitary authority in the East Riding of Yorkshire, North-eastern England. The main road into and out of Hull is the M62 motorway/A63 road, one of the main east–west routes in Northern England. It provides a link to the cities of Leeds, Manchester and Liverpool, as well as the rest of the country via the UK motorway network. The motorway itself ends some distance from the city; the rest of the route is along the A63 dual carriageway. This east–west route forms a small part of the European road route E20. Occupiers close by include Halifax, Iceland Foods, William Hill, NatWest, amongst many others.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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