

# TO LET

PROPOSED REFURBISHED  
RETAIL UNITS  
**FROM 6,221 - 18,800 SQ FT**



- Proven retail district close to University
- 86 car parking spaces

Indicative visual of proposed refurbishment works

CLOUGH ROAD | HULL | EAST YORKSHIRE | HU5 1SW

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## DESCRIPTION

The existing property, a former Halfords Unit extends to 18,800 sq ft GIA and has direct access off the busy Clough Road with car parking to the front, side and rear of the premises.

Servicing is via a dedicated service yard to the rear which has a separate access to the main car park.

The units will be significantly refurbished to provide a modern design with sufficient eaves to accommodate a mezzanine floor if required, subject to planning.

The proposals include new customer entrances in the front elevation and new service doors to the rear.

## ACCOMMODATION

The premises will have the following approximate gross internal floor areas:

**Unit 1 - 6,221 sq ft (578 sq m)**

**Unit 2 - 6,221 sq ft (578 sq m)**

**Unit 3 - 6,221 sq ft (578 sq m)**

Can be let as a whole.

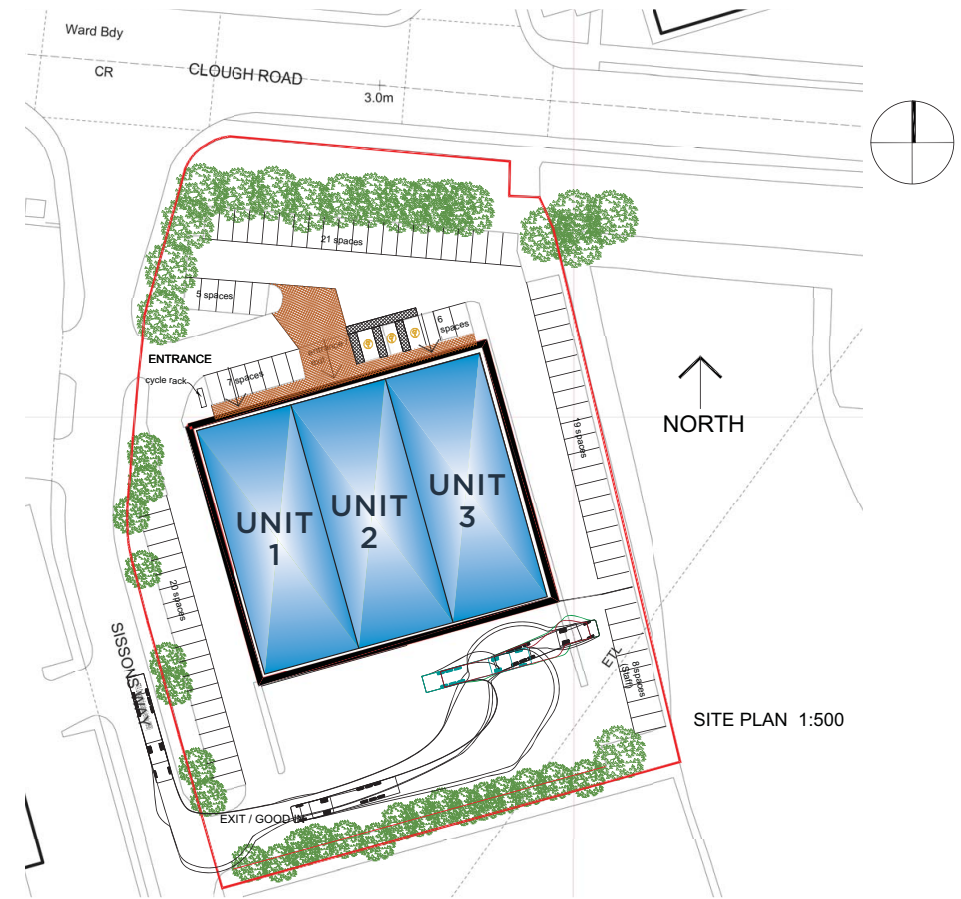
The park will include 86 car parking spaces.

## PLANNING

Existing planning consent includes:

(a) Planning permission 16/00788/FULL for change of use from car service/MOT workshop (B2) and car showroom (Sui Generis) to bulky goods retail (A1), creation of a single retail unit with two storey rear extension and external alterations was granted on 15 September 2016. The retail units shall be used for the sale of furniture; floor coverings; bulky electrical goods; DIY, home improvement and garden goods and motor and cycle parts and accessories and for no other purpose (in the interest of protecting the vitality and viability of existing centres and to comply with policy S8 of the local plan).

(b) Planning permission 16/00789/FULL for change of use of former car service/MOT workshop (B2) and car showroom (Sui Generis) to bulky goods retail (A1). Subdivision of existing building to create three units and external alteration was also granted on 15 September 2016 and is subject to an identical condition as above.





Population  
of Hull  
**260,000**



125,000 people  
within a 10 min catchment  
850,000 people  
within a 30 min catchment  
700,000 people  
in terms of total retail catchment



**19,000**  
cars passing  
the site daily

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## LOCATION

Hull is the regional capital of the East Riding of Yorkshire. The city is situated approximately 60 miles east of Leeds via the M62 and has a population of approximately 260,000. In recent years there has been increasing focus on the Humber Estuary as a centre for the offshore renewables industry and Hull was the 2017 UK City of Culture.

## SITUATION

The property is situated fronting Clough Road, the A1165. The scheme is approximately 2 miles north of Hull City Centre.

Clough Road is an established retail warehouse destination in Hull and benefits from having good road links to the north and east Hull suburbs.

Current retailers trading from Clough Road include Tapi Carpets, Carpetright, Dunelm, Smyths Toys, HSL, Costa Drive Thru, Office Outlet, Halfords, Currys PC World, Go Outdoors as well as Xercise 4 Less, JD Gyms and Mecca Bingo.

## LEASE TERMS

Available to let by way of a new full repairing and insuring lease for a term to be agreed. Lease terms of 10 years or more will be preferred. Rental details are available upon request.

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

## BUSINESS RATES

Business rates will be assessed once the property is subdivided - Interested parties should verify rating information with Kingston upon Hull City Council.



## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

## EPC

EPC shall be provided when reassessed after the refurbishment works have been carried out.



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